

\\Volumes\Shared\Current Jobs DC\Glenrose East_Lane 1516\Drawing Files\ArchCAD Model\26 EAST LANE BUILDINGS A.dgn | 5/22/18 | 4:24 PM

Regulatory Approval Submission Set
Baywater Housing Partners
26 East Lane
Darien CT

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List of Drawings

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26 East Lane

Darien, CT

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MARK	DATE	DESCRIPTION
PROJECT NO:		
DATE: 5-25-18		
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CS		

1. THESE DRAWINGS ARE RELEASED FOR REVIEW BY THE TOWN OF DARIEN, AND ARE NOT RELEASED FOR CONSTRUCTION.
2. INFORMATION TAKEN FROM MAPS TITLED ZONING LOCATION AND TOPOGRAPHIC SURVEY, 26 EAST LANE, PREPARED FOR BAYWATCH HOUSING PARTNERS, LLC, DARIEN CONNECTICUT, DATED MARCH 18TH 2018, REVISED MAY 16, 2018, AND PREPARED BY WILLIAM W. SEYMOUR & ASSOCIATES, P.C.
3. IT IS THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND/OR EASEMENTS FROM STATE AND LOCAL AUTHORITIES AND ANY CONSTRUCTION RIGHTS AND/OR SLOPE RIGHTS AS MAY BE REQUIRED FROM THE PROPERTY OWNERS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL PIPING IS PROPERLY BEDDED AND STABILIZED IN AREAS OF HIGH GROUND WATER AND/OR UNSTABLE SOIL CONDITIONS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF DARIEN AND/OR CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARDS.
6. ANY DRAINAGE STRUCTURES, DITCHES, ASPHALT, CURBS, OTHER EXISTING CONSTRUCTION OR GRASSED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE ORIGINAL CONDITION.
7. A ROAD-OPENING PERMIT FOR WORK WITHIN A TOWN ROAD RIGHT-OF-WAY IS TO BE ACQUIRED FROM THE TOWN'S HIGHWAY DEPARTMENT. ALL WORK WITHIN TOWN ROAD RIGHT-OF-WAY IS TO BE APPROVED AND COMPLETED TO THE SATISFACTION OF THE TOWN HIGHWAY DEPARTMENT.
8. ALL PROPOSED SIGNS SHALL CONFORM TO SECTION 8.E.2 OF THE TOWN OF DARIEN ZONING REGULATIONS.
9. FIRE LANE MARKINGS SHALL BE STRIPED IN THE FIELD PER FIRE MARSHAL REVIEW AND DIRECTION IF REQUIRED.
10. HANDICAPPED PARKING SHALL CONFORM TO A.D.A. CRITERIA. REMAINDER OF THE SITE DESIGN SHALL CONFORM TO THE TOWN OF DARIEN ZONING REGULATIONS.
11. ALL SITE LIGHTING SHALL CONFORM TO THE TOWN OF DARIEN ZONING REGULATIONS SECTION 8.C.7.
12. VERTICAL DATUM IS NAVD 88.

1. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ELEVATIONS, PROPERTY LINES, LOCATION OF UTILITIES AND SITE CONDITIONS IN THE FIELD. IF AN UNFORESEEN INTERFERENCE EXISTS BETWEEN AN EXISTING AND A PROPOSED STRUCTURE, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE APPROPRIATE REVISIONS CAN BE MADE.
2. IT IS THE RESPONSIBILITY OF EACH BIDDER IN EVALUATING THESE PLANS TO MAKE EXAMINATIONS IN THE FIELD BY VARIOUS METHODS AND OBTAIN NECESSARY INFORMATION FROM AVAILABLE RECORDS, UTILITY CORPORATIONS, AND INDIVIDUALS AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.
3. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING NEAR OR UNDER OVERHEAD AND UNDERGROUND UTILITIES. THE CONTRACTOR IS TO NOTIFY THE UTILITY COMPANIES OF HIS INTENT PRIOR TO THE COMMENCEMENT OF ANY WORK.
4. PLANTINGS SHALL NOT BE PLACED ON TOP OF UTILITIES.

1. STORM SEWER LINES ARE TO BE INSTALLED USING INVERT ELEVATIONS, PIPE SLOPES SHOWN ARE APPROXIMATE AND ARE FOR REFERENCE ONLY.
2. APPLICABLE STORM SEWER CONSTRUCTION SHALL CONFORM TO THE TOWN OF DARIEN STORM SEWER SPECIFICATIONS.
3. ROOF DRAINS ARE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM WHERE SHOWN.
4. THE ON-SITE DRAINAGE SYSTEM WILL REMAIN PRIVATE. THE PROPERTY OWNER IS TO PROVIDE REGULAR MAINTENANCE OF THE SYSTEM TO ALLOW IT TO CONTINUALLY FUNCTION AS INTENDED.
5. THE INSTALLATION OF THE DRAINAGE SYSTEM IS TO BE DONE UNDER THE SUPERVISION OF THE DESIGN ENGINEER LICENSED IN THE STATE OF CONNECTICUT. AFTER CONSTRUCTION, THE ENGINEER IS TO SUBMIT TO THE TOWN WRITTEN CERTIFICATION THAT THE SYSTEM WAS INSTALLED AS PER THE APPROVED DESIGN. A DRAINAGE AS-BUILT DRAWING IS SUBMITTED WITH THIS LETTER TO THE TOWN.
6. ALL PORTIONS OF THE STORM DRAINAGE SYSTEM ARE TO BE CAPABLE OF HANDLING AASHTO H-20 LOADS.
7. ALL REINFORCED CONCRETE PIPE SHALL BE CLASS IV UNLESS OTHERWISE NOTED.
8. ALL PVC PIPING TO BE CLASS SDR-35 UNLESS OTHERWISE NOTED.
9. ALL CATCH BASIN GRATES TO BE TYPE A UNLESS OTHERWISE NOTED.
10. ALL CATCH BASINS SHALL HAVE BELL TRAPS EXCEPT IF CONNECTED IN A SERIES, IN WHICH CASE ONLY THE UPPER TWO CATCH BASINS IN THE SERIES SHALL HAVE BELL TRAPS.
11. HDPE PIPING SHALL CONFORM TO ASTM F2306.

1. SANITARY SEWER AND WATER LINE CROSSINGS SHALL MAINTAIN AN 18 INCH MINIMUM VERTICAL SEPARATION DISTANCE.
2. SEWER AND WATER LINE CROSSING ALL OTHER UTILITIES SHALL MAINTAIN A 12 INCH VERTICAL SEPARATION DISTANCE.
3. SANITARY SEWER LINES ARE TO BE INSTALLED USING INVERT ELEVATIONS. PIPE SLOPES SHOWN ARE APPROXIMATE AND ARE FOR REFERENCE ONLY.
4. PROPOSED SANITARY SEWER MAINS AND SANITARY SEWER SERVICES ARE TO MEET THE REQUIREMENTS OF THE TOWN OF DARIEN. AFTER ACCEPTANCE, THE MAINS SHALL BE TURNED OVER TO THE TOWN.
5. PROPOSED WATER SERVICES ARE TO MEET THE REQUIREMENTS OF THE STATE PLUMBING CODES AND THE AQUARIUM WATER COMPANY RULES AND REGULATIONS.
6. ALL SEWAGE DISCHARGES MUST BE CONSISTENT WITH THE TOWN OF DARIEN'S CURRENT NPDES PERMIT.

1. AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY MULCHING OR OTHER MEANS. SEEDING OF GRASSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL AS AN EROSION AND SILTATION CONTROL MEASURE.
2. WHERE LEDGE IS TO BE LEFT IN PLACE, THE STABILITY OF THE LEDGE IS TO BE VERIFIED BY A QUALIFIED STATE OF CONNECTICUT LICENSED PROFESSIONAL ENGINEER OR SOIL SCIENTIST.

ASHTO - AMERICAN ASSOCIATION OF
STATE HIGHWAY & TRANSPORTATION OFFICIALS
ACI - AMERICAN CONCRETE INSTITUTE
A.D. - ANGLE OF DEFLECTION
A.D.A. - AMERICANS WITH DISABILITIES ACT
ALUM. - ALUMINUM
BC - BOTTOM OF CURB
BIT - BITUMINOUS
BW - BOTTOM OF WALL
CB - CATCH BASIN
CONC - CONCRETE
DIA. - DIAMETER
DIP - DUCTILE IRON PIPE
DMH - DRAINAGE MANHOLE
EA - EACH
EL - ELEVATION
ELEV - ELEVATION
EW - ENDWALL
EXIST. - EXISTING
EXP. - EXPANSION
FT - FEET
GR - GRATE
HDPE - HIGH DENSITY POLYETHYLENE PIPE
HOR. - HORIZONTAL
HP - HIGH POINT
HW - HEADWALL
HYD - HYDRANT
INV - INVERT
LF - LINEAR FEET
A. - MAXIMUM
MEG - MEET EXISTING GRADE
MIN. - MINIMUM
MH - MANHOLE
NGVD29 - NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.C. - ON CENTER
O.D. - OUTSIDE DIAMETER
PC - POINT OF CURVATURE
PROP - PROPOSED
P.S.I. - POUNDS PER SQUARE INCH
PT - POINT OF TANGENCY OR POINT
PVC - POLYVINYL CHLORIDE PIPE OR POINT OF VERTICAL C
PVI - POINT OF VERTICAL INFLECTION
PVMT. - PAVEMENT
PVT - POINT OF VERTICAL TANGENCY
RCP - REINFORCED CONCRETE PIPE
RL - ROOF LEADER
ROW - RIGHT OF WAY
SF - SQUARE FEET
SQ. - SQUARE
SMH - SANITARY MANHOLE
STA - STATION
TC - TOP OF CURB
TW - TOP OF WALL
TYP. - TYPICAL
VC - VERTICAL CURVE
VERT. - VERTICAL
WT. - WEIGHT
YD - YARD DRAIN




DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
PROJECT LIMIT LINE	---	---
FENCE	---	---
MINOR CONTOUR	---	---
MAJOR CONTOUR	---50---	---00---
SPOT ELEVATION	+219.4	+36.3
TREES	12"OA	
EDGE OF PAVEMENT	---	---
CONCRETE CURB LINE	---	---
WHITE PAINTED LINES	---	---
BUILDING	---	---
WALL	---	---
ENDWALL	---	---
WATER QUALITY STRUCTURE	12"	---
STORM SEWER	---	---
STORM MANHOLE	---	---
CATCH BASIN	CB	---
YARD DRAIN	---	---
DEEP TEST HOLE	---	---
UNDERGROUND ELECTRIC	E	---
ELECTRIC MANHOLE	---	---
LIGHT POLE	Q LP	---
UTILITY POLE	SNET #754	---
SANITARY SEWER	8"DI	SS
SANITARY LATERAL	---	SS
SANITARY MANHOLE	SMH (S)	(S)
FIRE SERVICE	---	F-HP
WATER MAIN	---	PW
WATER METER	---	---
WATER VALVE	WV	---
HYDRANT	---	---
TEL-DATA - BURIED	---	---
TEL-DATA MANHOLE	(T)	---
FUEL TANK	---	---
GUIDERAIL	---	---
SIGN & SIGN POST	---	---
SIDEWALK	CONCRETE WALK	---
HANDICAP PARKING	---	---
YELLOW PAINT LINE	---	---
STOP BAR	---	---
LIGHT	---	+
INFILTRATION SWALE	---	---
WETLAND LIMIT	---	---
WETLAND FLAG	13	---
WETLAND BUFFER	VB	---



26 East Lane

VERIFY SCALE

BAR IS 1 INCH ON
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SCALES ACCORDINGLY

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DATE:	MAY 25, 2018	
FILE:	B0509-07-C-000-GENR.dwg	
DRAWN BY:	MDS	
CHECKED:	EWL	
APPROVED:	JWB	

GENERAL NOTES, LEGEND AND STANDARD ABBREVIATIONS PLAN

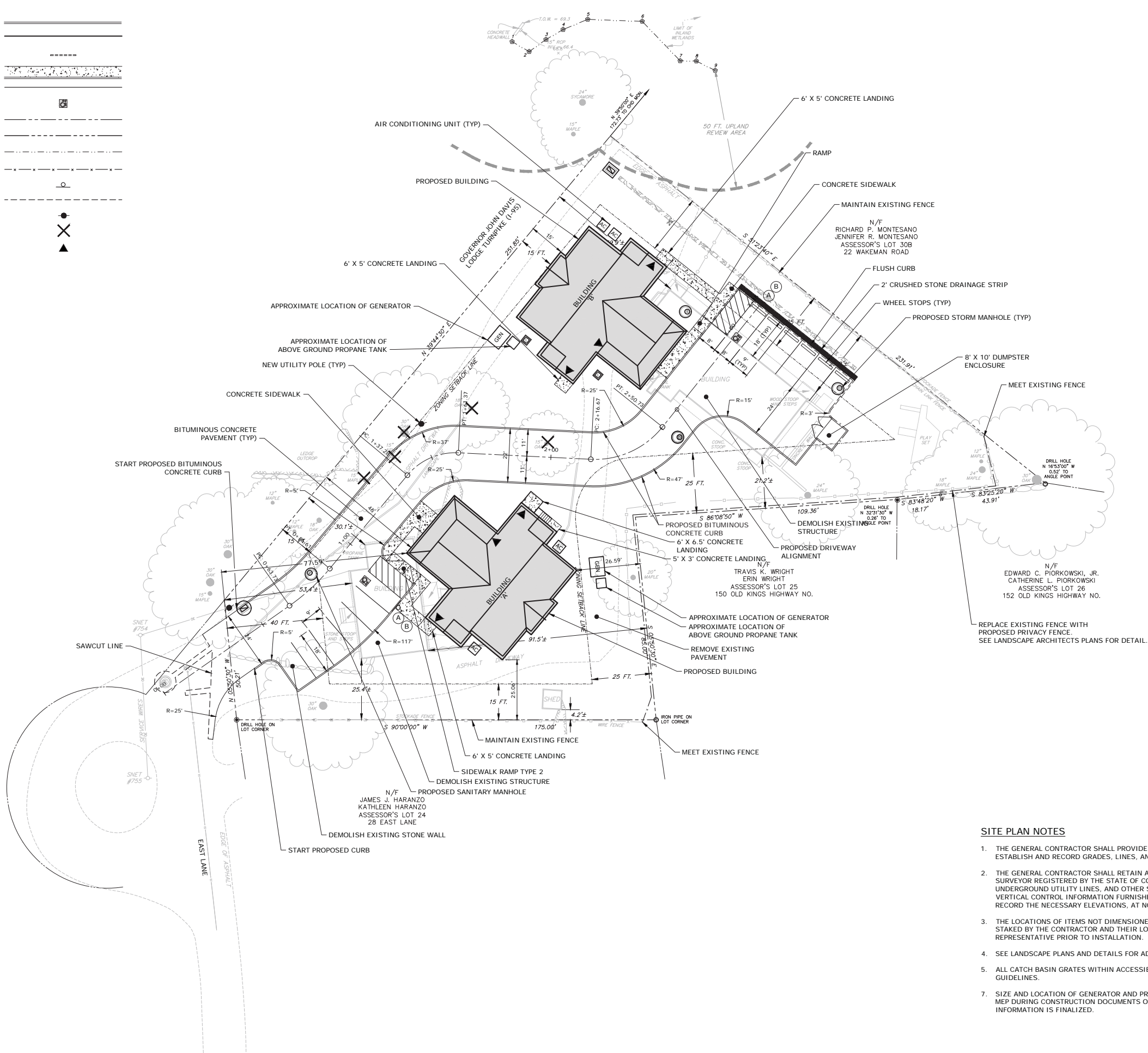
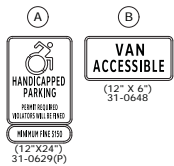
SCALE: 1" = 20'

CO.1

SITE PLAN LEGEND

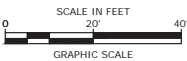
GRANITE CURB	
CONCRETE CURB	
FLUSH CURB	
CONCRETE SIDEWALK	
WHITE PAINTED LINE	
HANDICAPPED PARKING SYMBOL	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
CHAIN LINK FENCE	
SIGN	
SAWCUT LINE	
PROPOSED UTILITY POLE	
REMOVE TREE	
BUILDING EGRESS POINT	

SIGN LEGEND



SITE PLAN NOTES

- THE GENERAL CONTRACTOR SHALL PROVIDE FIELD ENGINEERING SERVICES TO ESTABLISH AND RECORD GRADES, LINES, AND ELEVATIONS.
- THE GENERAL CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER OR LAND SURVEYOR REGISTERED BY THE STATE OF CONNECTICUT TO LAY OUT THE BUILDING, UNDERGROUND UTILITY LINES, AND OTHER SITE WORK FROM THE HORIZONTAL AND VERTICAL CONTROL INFORMATION FURNISHED BY THE OWNER AND TO ESTABLISH AND RECORD THE NECESSARY ELEVATIONS, AT NO ADDITIONAL COST TO THE STATE.
- THE LOCATIONS OF ITEMS NOT DIMENSIONED ON THE DRAWINGS SHALL BE FIELD STAKED BY THE CONTRACTOR AND THEIR LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- SEE LANDSCAPE PLANS AND DETAILS FOR ADDITIONAL INFORMATION.
- ALL CATCH BASIN GRATES WITHIN ACCESSIBLE PARKING SPACES SHALL MEET ADA GUIDELINES.
- SIZE AND LOCATION OF GENERATOR AND PROPANE TANK TO BE COORDINATED WITH MEP DURING CONSTRUCTION DOCUMENTS ONCE BUILD ELECTRICAL LOADING INFORMATION IS FINALIZED.



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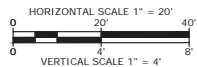
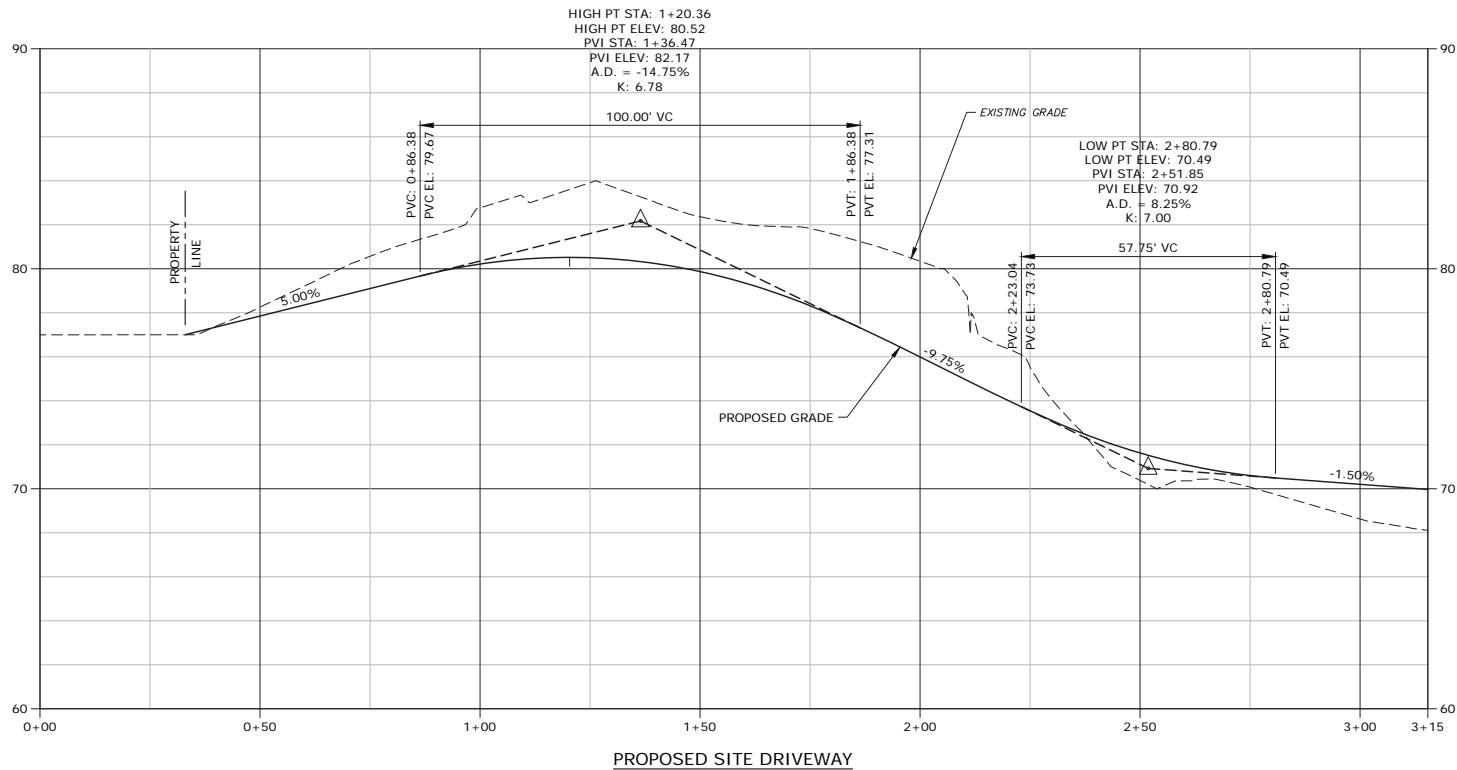
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DATE:	MAY 25, 2018	
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DRAWN BY:	MDS	
CHECKED:	EWL	
APPROVED:	JWB	

SITE PLAN

SCALE: 1" = 20'

C1.0

Lot 1 Survey E.F. 2018
Plotted On May 22, 2018 4:56pm By JCB1
Tighe & Bond J:\B0509 Baywater\007 - 26 East Lane\Drawings_Egures\AutoCAD\Sheet\B0509-07-C-110-PROF.dwg



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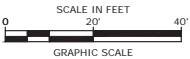
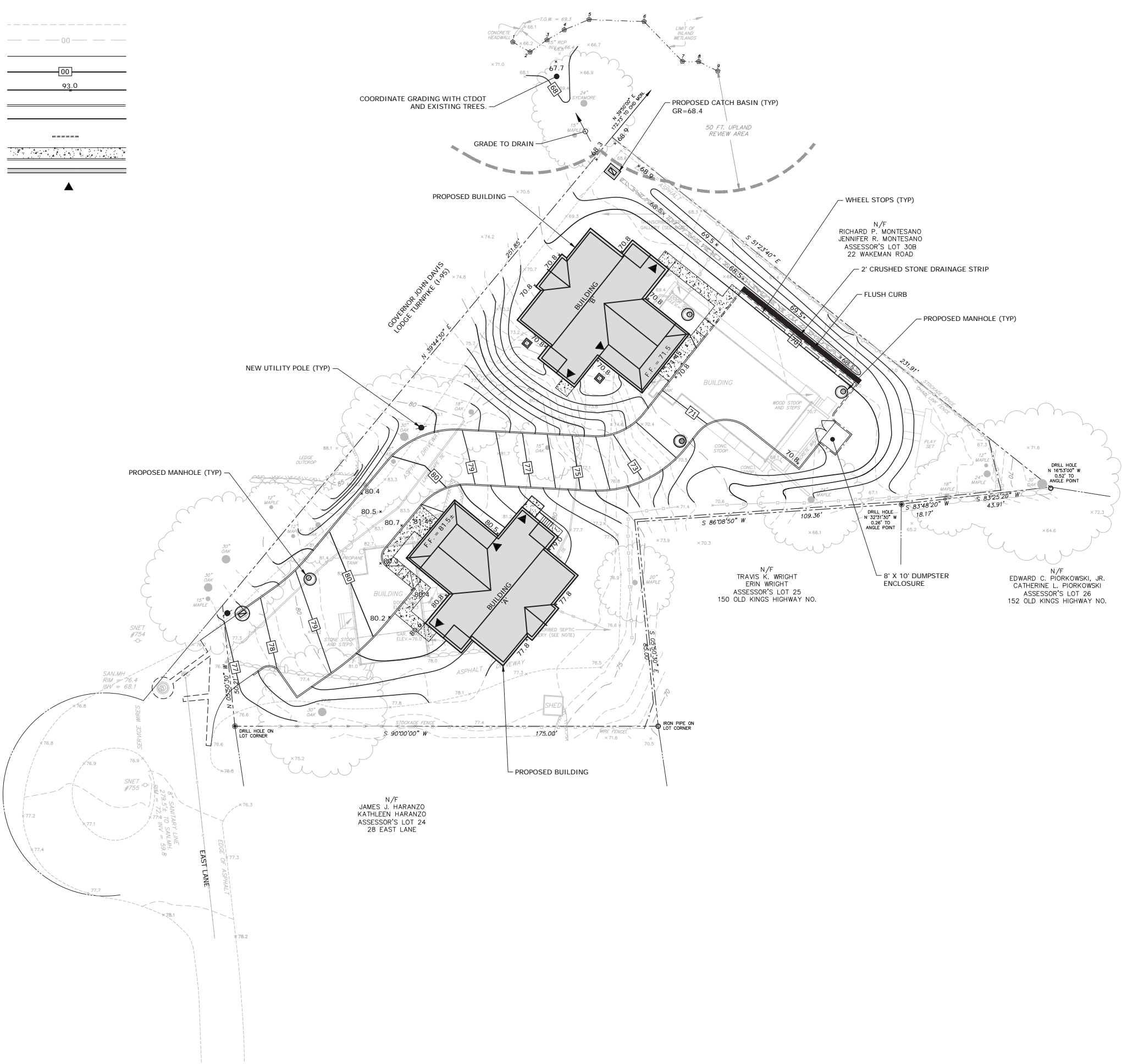
PROPOSED DRIVEWAY
PROFILE

SCALE: AS NOTED

C1.1

GRADING PLAN LEGEND

EXISTING INTERMEDIATE CONTOUR	---
EXISTING INDEX CONTOUR	---
PROPOSED INTERMEDIATE CONTOUR	---
PROPOSED INDEX CONTOUR	---
PROPOSED SPOT ELEVATION	---
GRANITE CURB	---
CONCRETE CURB	---
FLUSH CONCRETE CURB	---
CONCRETE SIDEWALK	---
RETAINING WALL	---
BUILDING EGRESS POINTS	---



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APPROVED:	JWB	

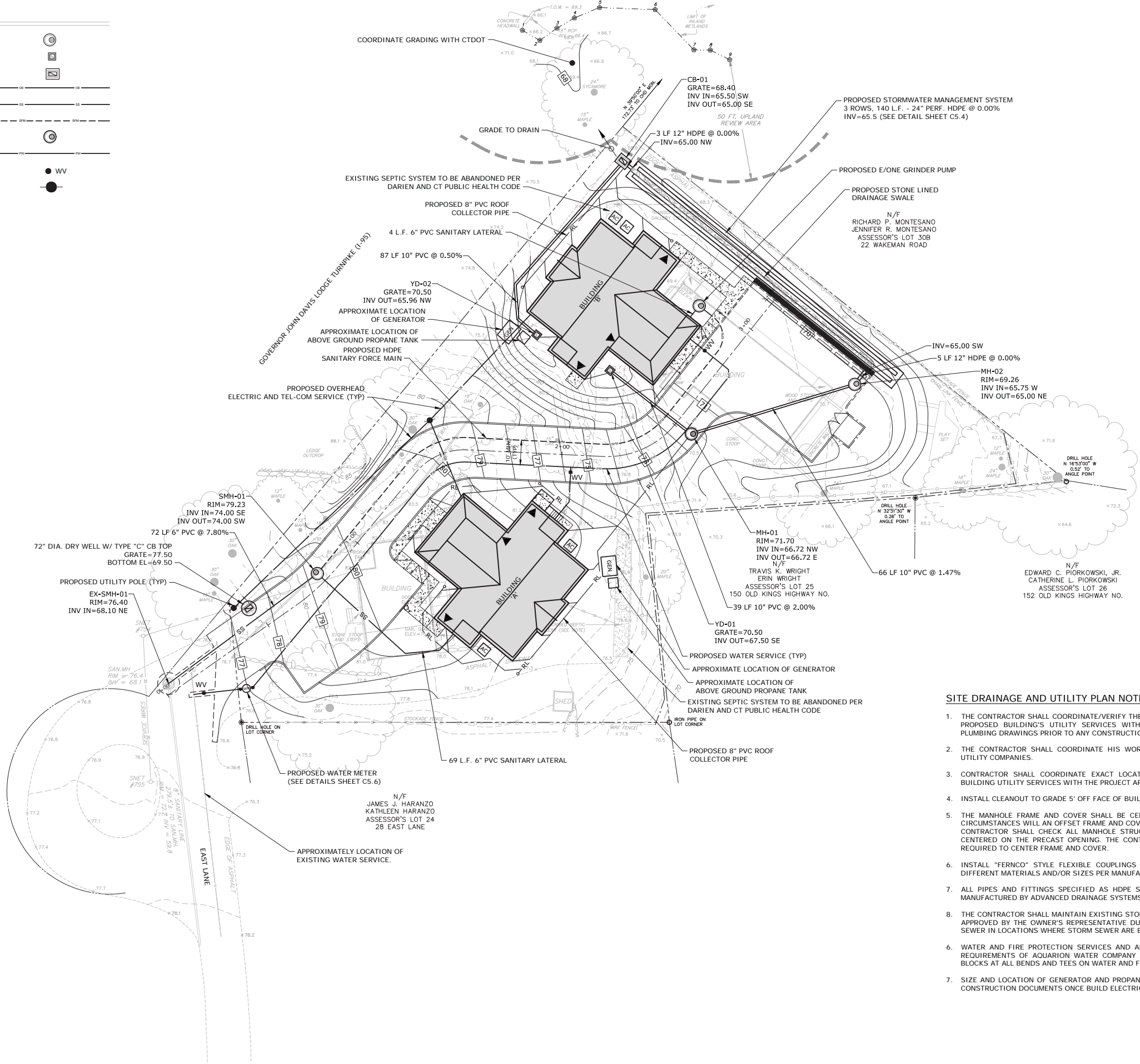
GRADING PLAN

SCALE: 1" = 20'

C2.0

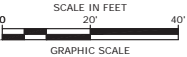
DRAINAGE AND UTILITY PLAN LEGEND

STORM SEWER	
STORM MANHOLE	
YARD DRAIN	
TYPE CL CATCH BASIN	
OVERHEAD ELECTRIC	
SANITARY SEWER (GRAVITY)	
SANITARY FORCE MAIN	
SANITARY MANHOLE	
WATER SERVICE	
WATER VALVE	
NEW UTILITY POLE	



SITE DRAINAGE AND UTILITY PLAN NOTES

1. THE CONTRACTOR SHALL COORDINATE/VERIFY THE EXACT SIZES, LOCATIONS, ELEVATIONS, OF ALL PROPOSED BUILDING'S UTILITY SERVICES WITH THE PROJECT MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS PRIOR TO ANY CONSTRUCTION OPERATIONS.
2. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK DONE BY THE RESPECTIVE UTILITY COMPANIES.
3. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF PROPOSED BUILDING UTILITY SERVICES WITH THE PROJECT ARCHITECTURAL AND MEP PLANS.
4. INSTALL CLEANOUT TO GRADE 5' OFF FACE OF BUILDING ON ALL ROOF LEADERS.
5. THE MANHOLE FRAME AND COVER SHALL BE CENTERED ON THE PRECAST OPENING. UNDER NO CIRCUMSTANCES WILL AN OFFSET FRAME AND COVER BE ACCEPTABLE. PRIOR TO FINAL PAVING, THE CONTRACTOR SHALL CHECK ALL MANHOLE STRUCTURES TO ASSURE THE FRAME AND COVER IS CENTERED ON THE PRECAST OPENING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL WORK REQUIRED TO CENTER FRAME AND COVER.
6. INSTALL "FERNCO" STYLE FLEXIBLE COUPLINGS AT ALL LOCATIONS WHERE JOINING PIPES OF DIFFERENT MATERIALS AND/OR SIZES PER MANUFACTURER'S RECOMMENDATIONS.
7. ALL PIPES AND FITTINGS SPECIFIED AS HDPE SHALL BE ADS N-12 WT (WATERTIGHT) PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, HILLIARD, OHIO.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING STORM SEWER FLOWS BY PUMPING OR OTHER MEANS APPROVED BY THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION OF THE PROPOSED STORM SEWER IN LOCATIONS WHERE STORM SEWER ARE BEING INSTALLED, REPLACED OR RELOCATED.
6. WATER AND FIRE PROTECTION SERVICES AND ALL WATER MAIN TAPS SHALL CONFORM TO THE REQUIREMENTS OF AQUARIAN WATER COMPANY AND THE TOWN OF DARLEN. PROVIDE THRUST BLOCKS AT ALL BENDS AND TEES ON WATER AND FIRE SERVICE LINES PER DETAIL SHEET C9.7.
7. SIZE AND LOCATION OF GENERATOR AND PROPANE TANK TO BE COORDINATED WITH MEP DURING CONSTRUCTION DOCUMENTS ONCE BUILD ELECTRICAL LOADING INFORMATION IS FINALIZED.



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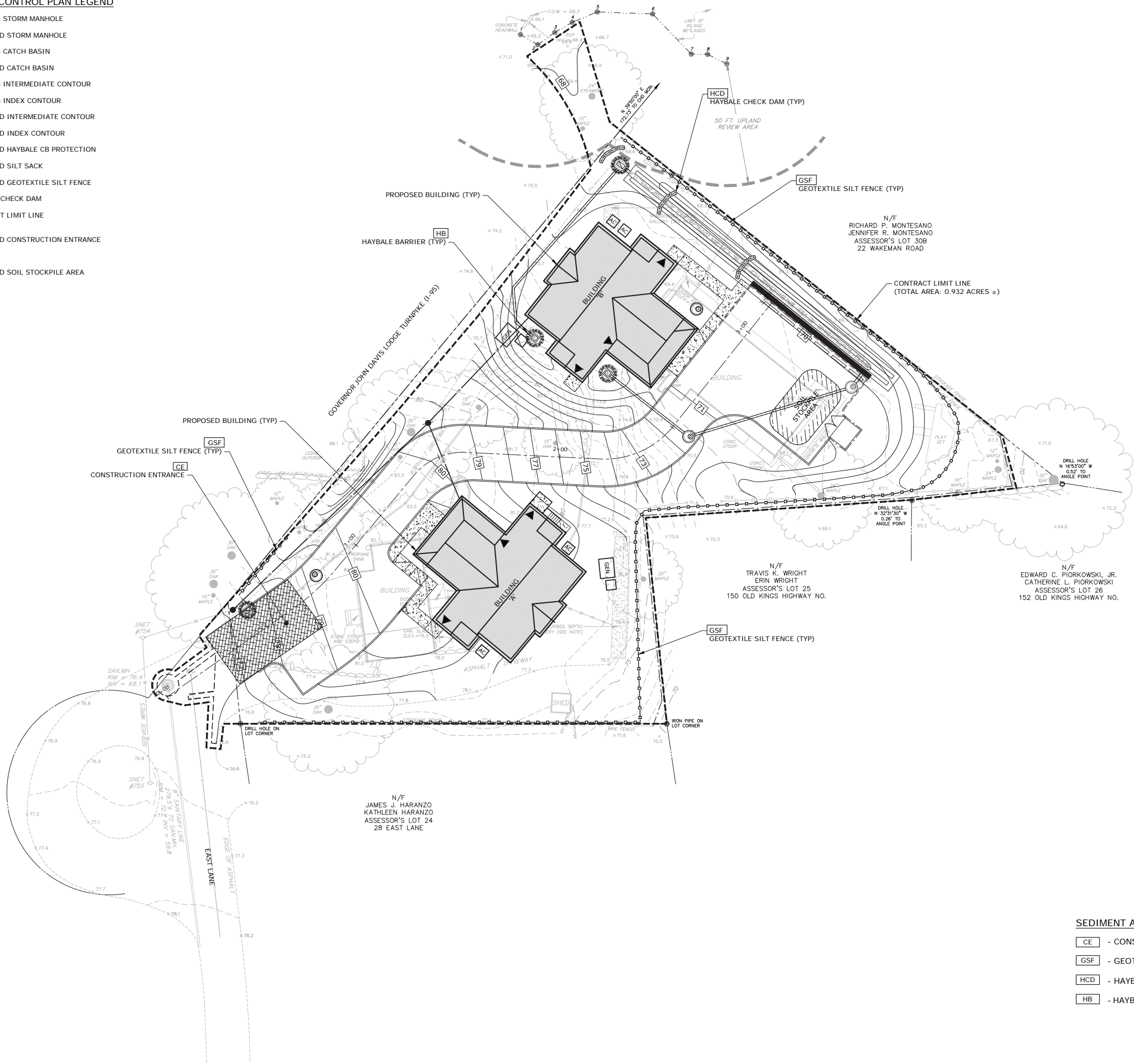
DRAINAGE AND
UTILITY PLAN

SCALE: 1" = 20'

C3.0

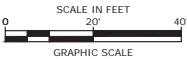
SEDIMENT AND EROSION CONTROL PLAN LEGEND

- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED HAYBALE CB PROTECTION
- PROPOSED SILT SACK
- PROPOSED GEOTEXTILE SILT FENCE
- HAYBALE CHECK DAM
- CONTRACT LIMIT LINE
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED SOIL STOCKPILE AREA



SEDIMENT AND EROSION CONTROL CODES

- CE - CONSTRUCTION ENTRANCE
- GSF - GEOTEXTILE SILT FENCE
- HCD - HAYBALE CHECK DAM
- HB - HAYBALE BARRIER



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Baywater
Housing
Partners

26 East Lane

Darien, CT

VERIFY SCALE
BAR IS 1 INCH ON
ORIGINAL DRAWING
IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY

MARK	DATE	DESCRIPTION
PROJECT NO:	B0509-007	
DATE:	MAY 25, 2018	
FILE:	B0509-07-C-400-SESC.dwg	
DRAWN BY:	MDS	
CHECKED:	EWL	
APPROVED:	JWB	

SOIL EROSION AND
SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

C4.0

THE STORMWATER MANAGEMENT MEASURES WILL ADDRESS THE STORMWATER QUALITY ONCE THE SITE HAS BEEN CONSTRUCTED AND STABILIZED. SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION WHICH WILL MINIMIZE ADVERSE IMPACTS FROM CONSTRUCTION ACTIVITIES.

ALL SEDIMENTATION AND EROSION CONTROL MEASURES PROPOSED FOR THIS DEVELOPMENT HAVE BEEN DESIGNED IN ACCORDANCE WITH THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL" AS PUBLISHED BY THE CONNECTICUT COUNCIL ON SOIL EROSION AND WATER CONSERVATION. ADDITIONAL GUIDELINES HAVE ALSO BEEN FOLLOWED THAT ARE AVAILABLE FROM THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION AS RECOMMENDED FOR SEDIMENTATION CONTROL DURING CONSTRUCTION ACTIVITIES.

LISTED BELOW ARE THE EROSION CONTROL NARRATIVE AND THE EROSION CONTROL NOTES.

GENERAL

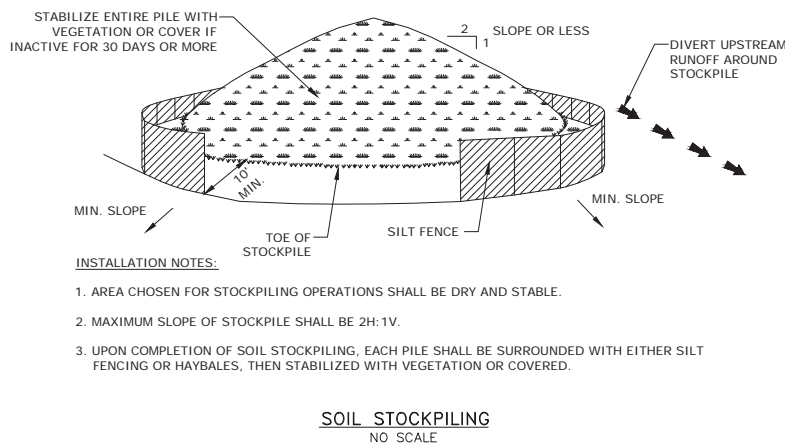
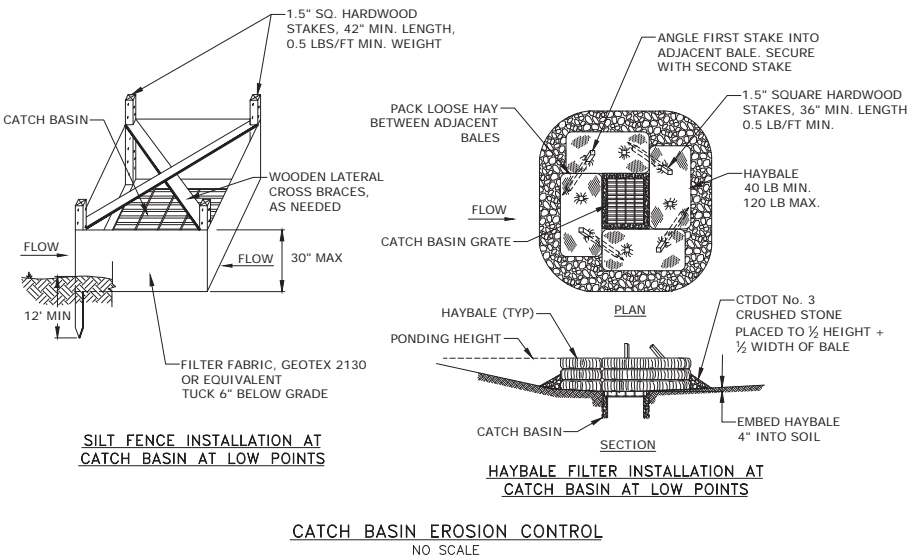
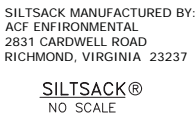
1. THE PROPOSED DEVELOPMENT IS ENTITLED "26 EAST LANE" IN DARIEN, CONNECTICUT.
2. ESTIMATED:
PROJECT START: SPRING 2019
PROJECT COMPLETION: SPRING 2020
3. EROSION CONTROL NARRATIVE REFERS TO DRAWING C4.0.
4. THE PROPOSED SITE DEVELOPMENT WILL CONSIST OF CLEARING AND GRUBBING THE EXISTING SITE, EXCAVATION AND ROUGH GRADING OF ROADWAYS, PARKING AREAS, SIDEWALKS AND CURBING.
5. THE DEVELOPMENT IS LOCATED IN DARIEN, CONNECTICUT AND IS LOCATED ON EAST LANE

CONSTRUCTION SEQUENCE

1. FLAG THE LIMITS OF CONSTRUCTION, RIGHT-OF-WAY AND TREE PROTECTION ZONES.
2. HOLD PRECONSTRUCTION MEETING. (REMEMBER TO CALL BEFORE YOU DIG 1-800-922-4455).
3. HOLD TREE CUTTING MEETING.
4. INSTALL THE CONSTRUCTION ENTRANCE.
5. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS AND TREE PROTECTION DEVICES IN ACCORDANCE WITH THE SESC PLAN.
6. EXCAVATE ALL STUMPS LOCATED IN THE BUILDING FOOTPRINT, PARKING AREAS AND ROADWAY AND REMOVE TO A DISPOSAL SITE OR STOCKPILE AREA TO BE CHIPPED. REMAINING STUMPS SHALL BE GROUND IN PLACE.
7. DEMOLISH EXISTING BUILDINGS.
8. MAKE ALL CUTS AND FILLS REQUIRED. ESTABLISH THE SUB-GRADE FOR THE TOPSOIL AREAS, PARKING AND ROADWAY AS REQUIRED AND BENCH THE BUILDINGS TO A SUBGRADE. ALLOW A REASONABLE AMOUNT OF AREA AROUND THE FOOTPRINT OF THE BUILDINGS FOR THE CONSTRUCTION ACTIVITIES.
9. BEGIN CONSTRUCTION OF THE BUILDINGS.
10. INSTALL ALL SANITARY SEWERS AND DRAINAGE FACILITIES STARTING AT THE OUTFALL AND PROCEEDING UPGRADE. INSTALL REMAINING UTILITIES (WATER, ELECTRIC, CABLE, FIBER OPTIC, TELEPHONE).
11. PRIOR TO INSTALLING SURFACE WATER CONTROLS , INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING WATER SURFACE CONTROLS.
12. PREPARE SUB-BASE, SLOPES, PARKING AREAS, SHOULDER AREAS, AND ANY OTHER AREA OF DISTURBANCE FOR FINAL GRADING.
13. INSTALL PROCESS AGGREGATE IN PARKING AREAS.
14. PLACE TOPSOIL WHERE REQUIRED. COMPLETE THE PERIMETER LANDSCAPE PLANTINGS.
15. FINE GRADE, RAKE, SEED AND MULCH TO WITHIN 2 FEET OF THE CURBING.
16. UPON SUBSTANTIAL COMPLETION OF THE BUILDINGS, COMPLETE THE BALANCE OF SITE WORK AND STABILIZATION OF ALL OTHER DISTURBED AREAS. INSTALL FIRST COURSE OF PAVING.
17. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
18. INSTALL FINAL COURSE OF PAVEMENT FOR PARKING AREAS AND ROADWAY.
19. AFTER SITE IS STABILIZED, REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS (E.G. GEOTEXTILE SILT FENCES AND HAYBALES).


1. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL", DEP BULLETIN NO. 34, AND ALL AMENDMENTS AND ADDENDA THERETO AS PUBLISHED BY THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION.

3. LAND DISTURBANCE SHALL BE KEPT TO THE MINIMUM NECESSARY FOR CONSTRUCTION OPERATIONS.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLAN AND ELSEWHERE AS ORDERED BY THE ENGINEER OR THE TOWN.
4. ALL CATCH BASINS SHALL BE PROTECTED WITH A SILT SACKS, HAYBALE RING, SILT FENCE OR BLOCK AND STONE INLET PROTECTION THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
5. WHENEVER POSSIBLE, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. SEE "EROSION CONTROL NARRATIVE".
6. ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD AS ORDERED BY THE ENGINEER.
7. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
8. SEDIMENT REMOVED SHALL BE DISPOSED OF OFF SITE OR IN A MANNER AS REQUIRED BY THE ENGINEER.
9. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF ALL CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
10. ALL DISTURBED AREAS TO BE LEFT EXPOSED FOR MORE THAN 30 DAYS SHALL BE PROTECTED WITH A TEMPORARY VEGETATIVE COVER. SEED THESE AREAS WITH PERENNIAL RYEGRASS AT THE RATE OF 40 LBS. PER ACRE (1 LB. PER 1,000 SQ. FT). APPLY SOIL AMENDMENTS AND MULCH AS REQUIRED TO ESTABLISH A UNIFORM STAND OF VEGETATION OVER ALL DISTURBED AREAS.
11. THE CONSTRUCTION CONTRACTOR SHALL UTILIZE APPROVED METHODS/MATERIALS FOR PREVENTING THE BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES ONTO ADJACENT PROPERTIES AND SITE AREAS.
12. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A SUPPLY OF SILT FENCE/HAYBALES AND ANTI-TRACKING CRUSHED STONE ON SITE FOR EMERGENCY REPAIRS.
13. ALL DRAINAGE STRUCTURES SHALL BE PERIODICALLY INSPECTED WEEKLY BY THE CONSTRUCTION CONTRACTOR AND CLEANED TO PREVENT THE BUILD-UP OF SILT.
14. THE CONSTRUCTION CONTRACTOR SHALL CAREFULLY COORDINATE THE PLACEMENT OF EROSION CONTROL MEASURES WITH THE PHASING OF CONSTRUCTION.
15. KEEP ALL PAVED ROADWAYS CLEAN. SWEEP BEFORE FORECASTED STORMS.
16. TREAT ALL UNPAVED SURFACE WITH 4" MINIMUM OF TOPSOIL PRIOR TO FINAL STABILIZATION.
17. HAYBALE BARRIERS AND SILT FENCING SHALL BE INSTALLED ALONG THE TOE OF CRITICAL CUT AND FILL SLOPES.
18. THE CONTRACTOR SHALL NOTIFY THE TOWN OF DARIEN'S ENVIRONMENTAL OFFICIAL PRIOR TO THE INSTALLATION OF EROSION CONTROLS, CUTTING OF TREES, OR ANY EXCAVATION.
19. ALL TRUCKS LEAVING THE SITE MUST BE COVERED.
20. SOME CONTROL MEASURES ARE PERMANENT. THESE STRUCTURES SHALL BE CLEANED AND REPLENISHED AT THE END OF CONSTRUCTION. LOCATIONS OF THE PERMANENT CONTROL STRUCTURES ARE SHOWN ON THE DRAINAGE PLANS.
21. ALL SEDIMENTATION AND EROSION CONTROLS SHALL BE CHECKED WEEKLY AND/OR AFTER EACH RAIN FALL EVENT. NECESSARY REPAIRS SHALL BE MADE WITHOUT DELAY.
22. PRIOR TO ANY FORECASTED RAINFALL, EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED AND REPAIRED AS NECESSARY.
23. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, EROSION CONTROLS MAY BE REMOVED ONCE AUTHORIZATION TO DO SO HAS BEEN SECURED FROM THE TOWN. DISTURBED AREAS SHALL BE SEEDED AND MULCHED.



26 East Lane

Darien, CT

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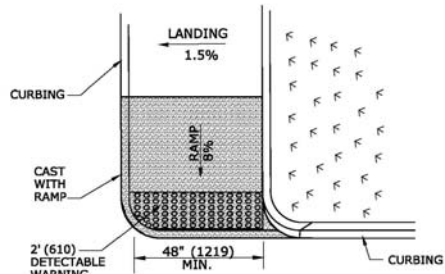
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APPROVED:		JWB

SOIL EROSION AND SEDIMENT CONTROL DETAILS

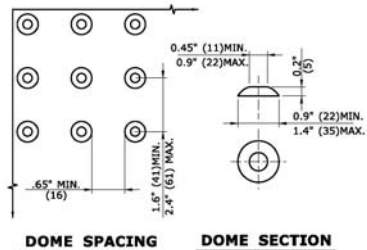
SCALE: AS NOTED

C4.1

1. MAXIMUM SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE SIDEWALK RAMP OR PEDESTRIAN ACCESS ROUTE SHOULD NOT EXCEED 5%. THE MAXIMUM GRADE DIFFERENCE BETWEEN THE GUTTER AND CURB RAMP SHALL NOT EXCEED 13%. SEE DETAIL 1 ON SHEET 4.
2. RAMP GRADE SHALL BE UNIFORM, FREE OF SAGS AND ABRUPT GRADE CHANGES. RUNNING SLOPES OF RAMPS SHALL NOT EXCEED 8.3%.
3. ALL RAMPS SHALL BE CONSTRUCTED OF CLASS "C" CONCRETE IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS.
4. SIDEWALK RAMPS SHALL HAVE A COARSE BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP. THE SURFACE OF ALL SIDEWALK RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. SURFACE DISCONTINUITIES SHALL NOT EXCEED 1/4" (13) MAX. VERTICAL DISCONTINUITIES BETWEEN 1/4" (6.4) AND 1/2" (13) MAX. SHALL BE BEVELED 1:2 MINIMUM APPLIED ACROSS THE ENTIRE LEVEL CHANGE.
5. DIAGONAL SIDEWALK RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES. DIAGONAL AND PERPENDICULAR RAMPS SHALL HAVE THE RAMP CUT PERPENDICULAR TO THE TANGENT OF THE CURB RADIUS FOR THE DESIGNATED ACCESSIBLE ROUTE. BOTH LONGITUDINAL SIDES OF THE RAMP SHOULD BE THE SAME LENGTH. SKEWED RAMPS SHOULD BE AVOIDED. FLARES ARE NOT CONSIDERED PART OF PEDESTRIAN ACCESS ROUTE.
6. REMOVAL OF EXISTING SIDEWALK FOR NEW RAMP INSTALLATIONS SHALL BE TO THE NEAREST EXPANSION OR CONTRACTION JOINT. 8.3% MAXIMUM SLOPE MAY NOT BE ACHIEVABLE DUE TO SIDEWALK GRADE. IN RECOGNITION OF THIS, A LIMIT OF 15' (4572) FOR REMOVAL SHALL BE USED UNLESS OTHERWISE SHOWN ON THE PLANS. SAW CUT REQUIRED FOR DUMMY JOINTS SHALL BE INCLUDED IN THE COST OF "CONCRETE SIDEWALK".
7. EXPANSION JOINTS IN CONCRETE SHALL MATCH THOSE IN ADJACENT SIDEWALKS BUT IN NO CASE SHALL THE SPACING BETWEEN EXPANSION JOINTS EXCEED 12' (3658) UNLESS OTHERWISE NOTED.
8. SIDEWALK RAMPS, SHALL BE PAID FOR UNDER THE ITEM "CONCRETE SIDEWALK", INCLUDING DETECTABLE WARNING STRIP AND SIDEWALK CURBING AT THE BACK OF SIDEWALK.
9. SIDEWALK RAMPS SHALL BE CONSTRUCTED WITH THE TOE AT THE GUTTER CAST IN PLACE UNLESS DIRECTED OTHERWISE BY THE ENGINEER (SEE TYPICAL SECTION ON SHEET 3). FLARES FOR PERPENDICULAR RAMPS UP TO THE GUTTER SHALL ALSO BE CAST IN PLACE. CURBING ADJACENT TO OR TRANSITIONING FROM RAMP OR FLARES MAY VARY. CURBING OUTSIDE LIMITS OF RAMP OR LANDING SHOWN ON SHEET 2 SHALL BE CONSTRUCTED AND PAID FOR IN ACCORDANCE WITH CONNECTICUT STANDARD SPECIFICATIONS.
10. PREFERRED LOCATION TO INSTALL DETECTABLE WARNING STRIP SHALL BE 6" (152) FROM THE EDGE OF ROAD ALONG THE FULL WIDTH OF THE RAMP. FOR ALTERNATE LOCATIONS, REFER TO DETECTABLE WARNING PLACEMENT DETAILS ON SHEET 4.
11. TO PERMIT WHEELCHAIR WHEELS TO ROLL BETWEEN DOMES, ALIGN DOMES ON A SQUARE GRID IN THE DIRECTION OF RUNNING SLOPE (PERPENDICULAR TO CURB OR SLOPE BREAK). THE TRANSITION FROM RAMP TO GUTTER SHALL BE FLUSH WITHOUT A LP.
12. FOR SIDEWALKS CONTINUOUS THROUGH DRIVEWAYS, RAMPS AND DETECTABLE WARNING SURFACES ARE NOT REQUIRED.
13. CONSTRUCT A SIDEWALK CURB BEHIND THE SIDEWALK WHEN THERE IS INSUFFICIENT BUFFER AVAILABLE OR WHEN CALLED FOR IN PLANS. SIDEWALK CURB SHALL BE PAID FOR AS PART OF THE ITEM "CONCRETE SIDEWALK RAMP" OR "CONCRETE SIDEWALK".
14. THE TOP AND BOTTOM OF RAMPS SHOULD BE PROVIDED WITH A 4' x 4' (1219 x 1219) MINIMUM LEVEL LANDING AREA WITH A CROSS SLOPE LESS THAN OR EQUAL TO 2% MAXIMUM IN ANY DIRECTION. DIAGONAL RAMPS SHOULD NOT BE INSTALLED WHERE CURB RADIUS IS LESS THAN 20'(6096).
15. UTILITY POLES, LUMINAIRES, PEDESTRIAN OR SIGNAL POLES, GRATES, ACCESS COVERS, AND OTHER APPURTENANCES SHALL NOT BE LOCATED ON RAMPS, LANDINGS, BLENDED TRANSITIONS, FLARES, AND @ GUTTERS WITHIN THE PEDESTRIAN ACCESS ROUTE.
16. APPROACH SIDEWALK WIDTHS, GRASS STRIP OR UTILITY STRIP WIDTHS MAY VARY.
17. APPROACH SIDEWALK AND LANDING CROSS SLOPE SHALL NOT EXCEED 2%.
18. THE RUNNING OR CROSS SLOPES ON LANDINGS AT MIDBLOCK CROSSING MAY BE WARPED TO MEET STREET OR HIGHWAY GRADE.
19. FOR PERPENDICULAR CURB RAMPS A MIN. 4'(1.2m) x 4'(1.2m) TURNING SPACE SHALL BE PROVIDED AT THE TOP OF CURB RAMP. WHERE THE TURNING SPACE IS RESTRICTED AT THE BACK OF SIDEWALK THE TURNING SPACE SHALL BE 4'(1.2m) x 5'(1.5m) WITH THE 5'(1.5m) DIMENSION PROVIDED IN THE DIRECTION OF THE RAMP RUN.
20. FOR PARALLEL CURB RAMPS, A MIN. 4'(1.2m) x 4'(1.2m) TURNING SPACE SHALL BE PROVIDED AT THE BOTTOM OF CURB RAMP. IF THE TURNING SPACE IS RESTRICTED ON 2 OR MORE SIDES, THE TURNING SPACE SHALL BE 4'(1.2m) x 5'(1.5m) WITH THE 5'(1.5m) DIMENSION PROVIDED IN THE DIRECTION OF THE PEDESTRIAN STREET CROSSING.

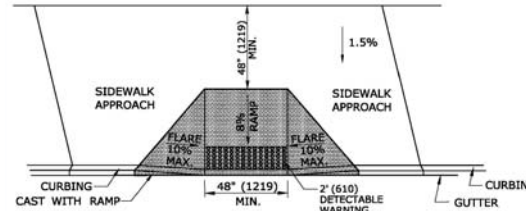


**SINGLE DIRECTION
PERPENDICULAR SIDEWALK RAMP
NO / UTILITY GRASS STRIP
(TYPE 4a)**

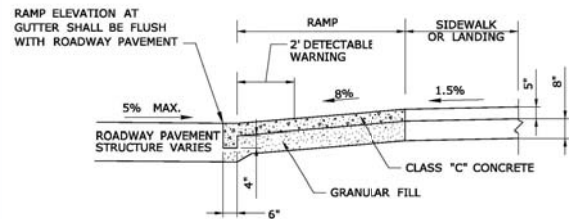


STANDARD DOME ON DETECTABLE WARNING TILES

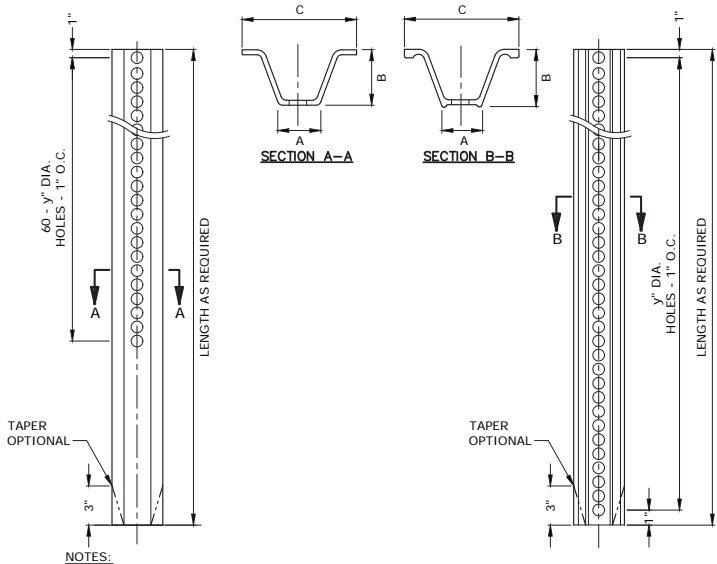
**SIDEWALK RAMP DETAILS
NO SCALE**



**PERPENDICULAR SIDEWALK RAMP
W/ 48" (1219) MIN. BY PASS LANDING (TYPE 2)**

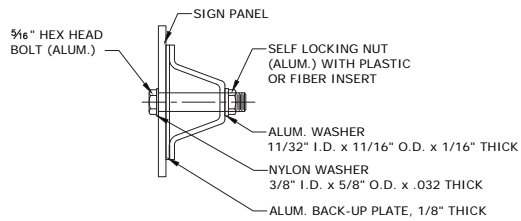


**TYPICAL SECTION THRU SIDEWALK RAMP
SEE NOTE 2 AND 17**

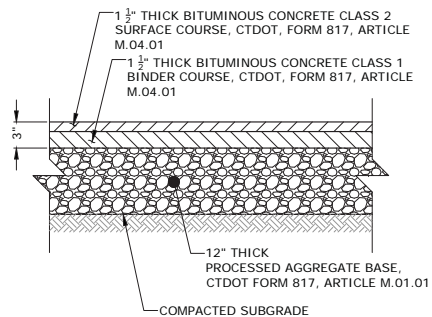


- NOTES:
1. STEEL FOR POSTS SHALL CONFORM TO THE MECHANICAL REQUIREMENTS OF ASTM A 499-81 GRADE 60 AND TO THE CHEMICAL REQUIREMENTS OF ASTM A1-76 CARBON STEEL TEE RAIL HAVING NOMINAL WEIGHT OF 91 LBS. OR GREATER PER LINEAR YARD.
 2. AFTER FABRICATION, ALL STEEL POSTS SHALL BE GALVANIZED TO MEET THE REQUIREMENTS OF ASTM A 123.
 3. ALL SIGN POSTS SHALL HAVE "BREAKAWAY" FEATURES THAT MEET AASHTO REQUIREMENTS CONTAINED IN "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS-1985." THE "BREAKAWAY" FEATURES SHALL BE STRUCTURALLY ADEQUATE TO CARRY THE SIGNS SHOWN IN THE PLANS AT 60 MPH WIND LOADINGS. INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
 4. TYPE A POSTS - 3 LB/FT TYPE B POSTS - 4 LB/FT.

**TYPICAL METAL SIGN POSTS
NO SCALE**



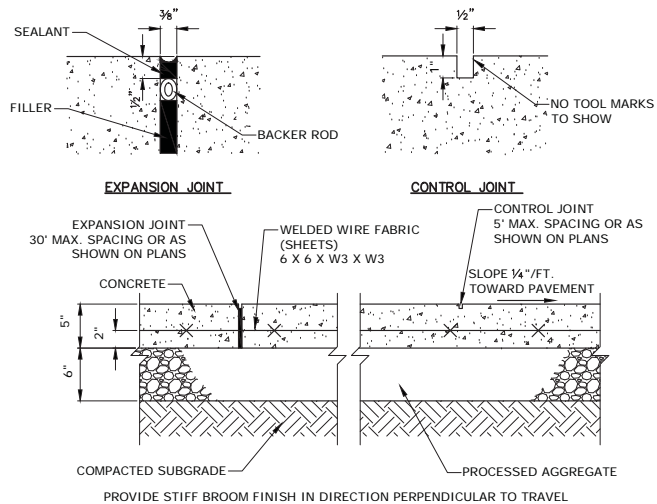
**TYPICAL SIGN
PANEL ATTACHMENT
NO SCALE**



NOTES

1. PROCESSED AGGREGATE BASEGRADATION SHALL CONFORM WITH CTDOT, FORM 817, ARTICLE M.05.01-1. COARSE AGGREGATE SHALL CONFORM WITH CTDOT, FORM 817, ARTICLE M.05.01-2(a)(b). THE RECLAIMED MISCELLANEOUS AGGREGATE, ARTICLE M.05.01-2(c) IS NOT ACCEPTABLE.

**BITUMINOUS CONCRETE PAVEMENT
STANDARD FOR DRIVE AND ON-SITE PARKING
NO SCALE**



**CONCRETE SIDEWALK DETAIL
NO SCALE**

**Baywater
Housing
Partners**

26 East Lane

Darien, CT

VERIFY SCALE
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DRAWN BY:	MDS	
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APPROVED:	JWB	

SITE DETAILS

SCALE: N.T.S.

C5.1

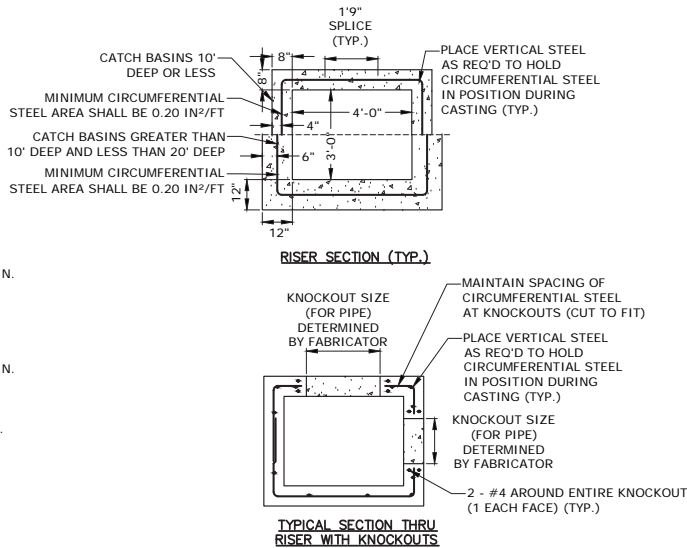
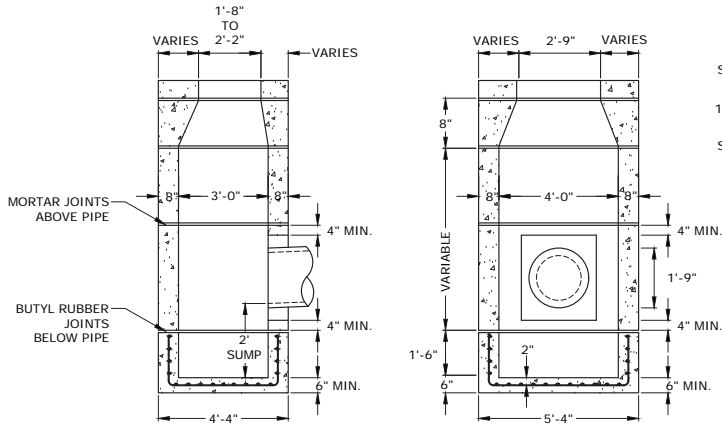
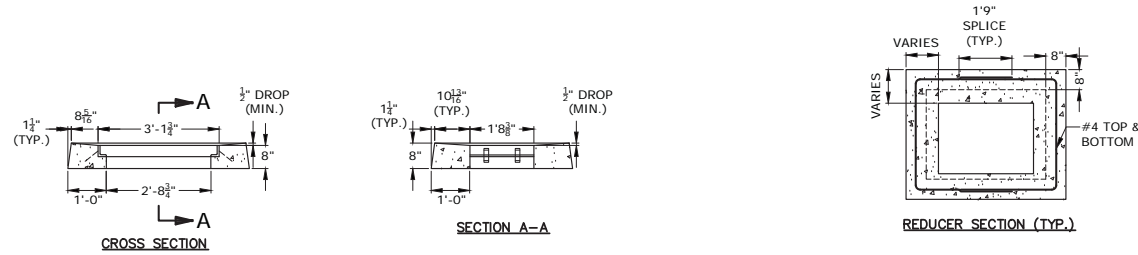
**DANIEL CONLON
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**LANDSCAPE
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ENVIRONMENTAL LAND SOLUTIONS, LLC
Landscape Architecture and Environmental Planning

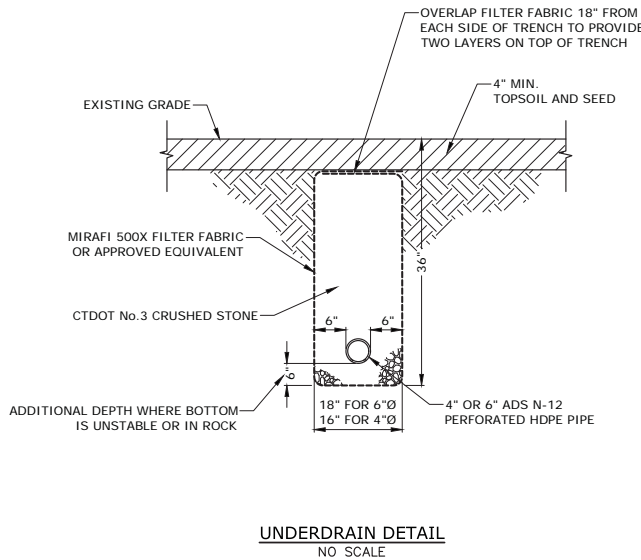
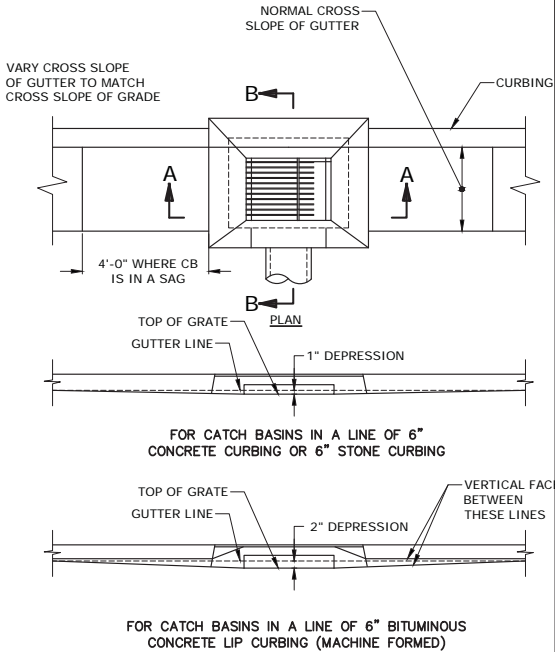
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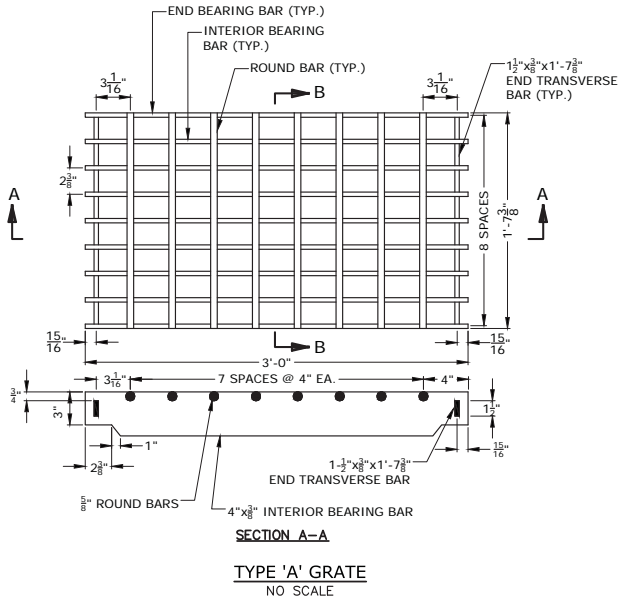


CONNECTICUT DEPARTMENT OF TRANSPORTATION
TYPE "C-L" CATCH BASIN
NO SCALE

- NOTES:
1. REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60.
 2. DETAILS ON THIS SHEET SHOW STANDARD REINFORCEMENT. WELDED WIRE FABRIC WITH AN AREA EQUAL TO OR GREATER THAN THE REINFORCING SHOWN MAY BE SUBSTITUTED.
 3. ALL LAP SPLICES, DEVELOPMENT LENGTHS, BENDS FOR REINFORCEMENT, AND WELDED WIRE FABRIC SHALL CONFORM TO AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES.
 4. ALL REINFORCEMENT SHALL HAVE A MINIMUM CLEAR COVER OF 2", EXCEPT FOR BENEATH BOTTOM REINFORCEMENT IN TOP SLABS, WHERE THE MINIMUM MAY BE 1 1/2"
 5. MINIMUM CONCRETE COMPRESSIVE STRENGTH $F'_c=4,000$ PSI SHALL BE OBTAINED BEFORE SHIPPING.
 6. BASES AND RISERS AT A DEPTH OF 20' AND GREATER SHALL BE DESIGNED BY THE CONTRACTOR AND WORKING DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.
 7. SEE STANDARD DRAWING 507-K FOR CATCH BASIN FRAMES AND GRATES.
 8. FOR DOT MAINTENANCE PERSONNEL, RISERS MAY BE PREFABRICATED WITH PIPE OPENINGS IN ALL FOUR WALLS. ADEQUATE REINFORCING AROUND PIPE OPENINGS TO CONFORMING TO THESE PLANS SHALL BE PROVIDED. ANY RISERS USED WHERE A PIPE OPENING IS TO REMAIN IN PLACE MUST BE FORMED UP WITH BRICK AS DIRECTED BY THE ENGINEER.
 9. RISERS SHALL NEVER HAVE CORNER PIPE ENTRIES. WHERE THE ALIGNMENT OF THE PIPE WITH RESPECT TO THE CORNER OF THE CATCH BASIN CANNOT BE CHANGED, A ROUND STRUCTURE CONFORMING TO ASTM C478 SHALL BE USED. REINFORCING FOR THE ROUND TOP SLAB WITH A RECTANGULAR OPENING SHALL CONFORM TO DETAILS SHOWN HERE.
 10. ALL PIPE OPENINGS SHALL BE CLOSED USING MATERIALS WHICH CONFORM TO STATE OF CONNECTICUT STANDARD SPECIFICATIONS SECTION M.08.02. IF THE ENGINEER DETERMINES THAT THE CLOSURE OF ANY PIPE OPENING IS UNSATISFACTORY, THE CONTRACTOR SHALL RECLOSE SAID OPENING AT NO ADDITIONAL COST TO THE STATE. KNOCKOUTS FOR PIPE OPENINGS SHALL NOT RESULT IN A REDUCED WALL THICKNESS.
 11. THE LATEST STATE OF CONNECTICUT STANDARD SPECIFICATIONS AND SUPPLEMENTALS SHALL GOVERN.
 12. FOR ADDITIONAL DETAILS, SEE OTHER CATCH BASIN SHEETS.
 13. WALL THICKNESS OF ALL CB'S OVER 10' DEEP SHALL BE INCREASED TO 12" THICK. INSIDE DIMENSION SHALL REMAIN THE SAME. (THE 12" THICKNESS SHALL START AFTER THE FIRST 10")
 14. BUTYL RUBBER JOINT SEAL SHALL CONFORM TO AASHTO M-198 AND MORTAR SHALL CONFORM TO THE LATEST STATE OF CONNECTICUT STANDARD SPECIFICATIONS MATERIAL SECTION M11.04.
 15. SHRINKAGE AND TEMPERATURE REINFORCEMENT SHALL BE PROVIDED IN THE TOPS OF SLABS. THE TOTAL AREA OF REINFORCEMENT PROVIDED SHALL BE AT LEAST 0.125 IN²/FT IN EACH DIRECTION. THE MAXIMUM SPACING OF THIS REINFORCEMENT SHALL NOT EXCEED 18 INCHES.
 16. THE DETAILS SHOWN IN THE PLAN VIEW FOR THE PRECAST CONCRETE ROUND STRUCTURES SHALL ALSO BE USED FOR CONVERTING MANHOLES TO CATCH BASINS.



UNDERDRAIN DETAIL
NO SCALE



TYPE 'A' GRATE
NO SCALE

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Baywater
Housing
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26 East Lane

Darien, CT

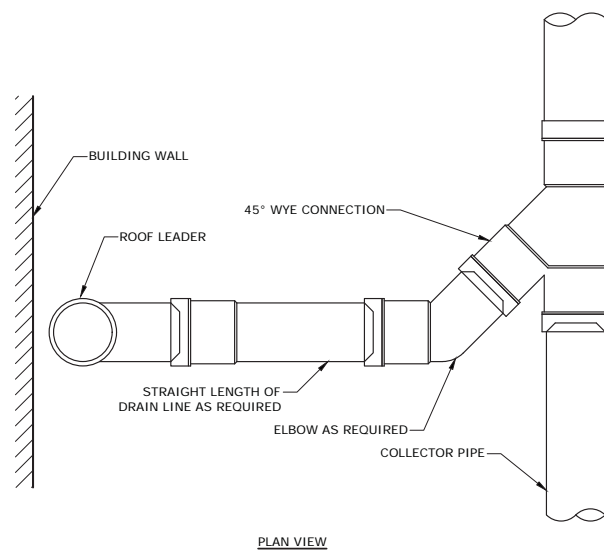
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SCALES ACCORDINGLY

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DATE:	MAY 25, 2018	
FILE:	B0509-07-C-600-DET1.dwg	
DRAWN BY:	MDS	
CHECKED:	EWL	
APPROVED:	JWB	

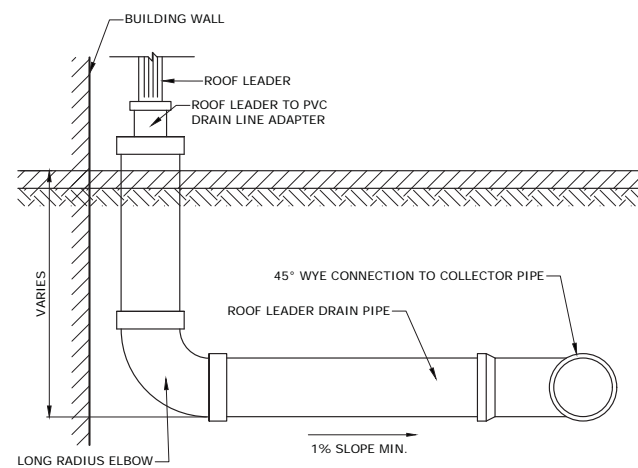
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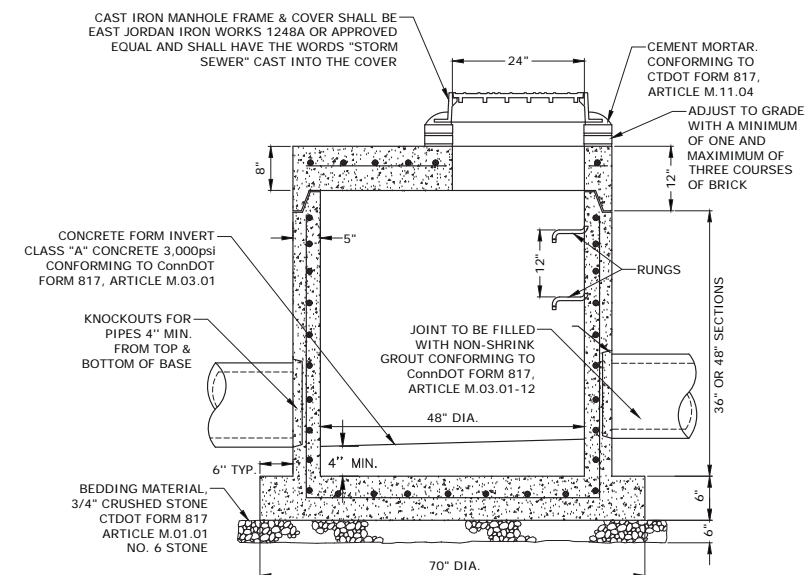
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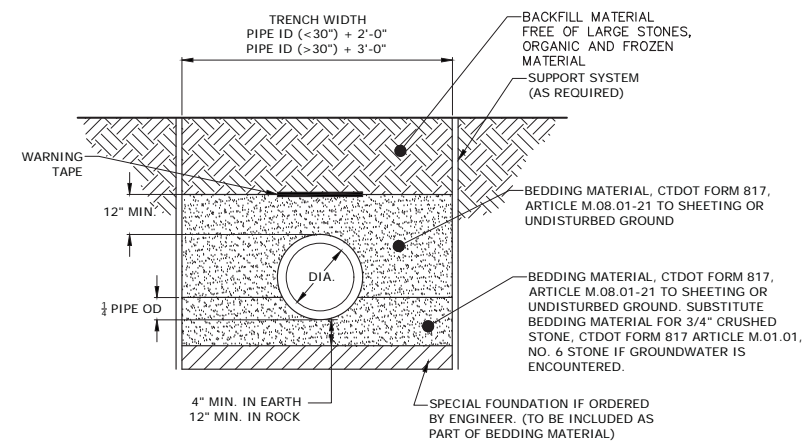
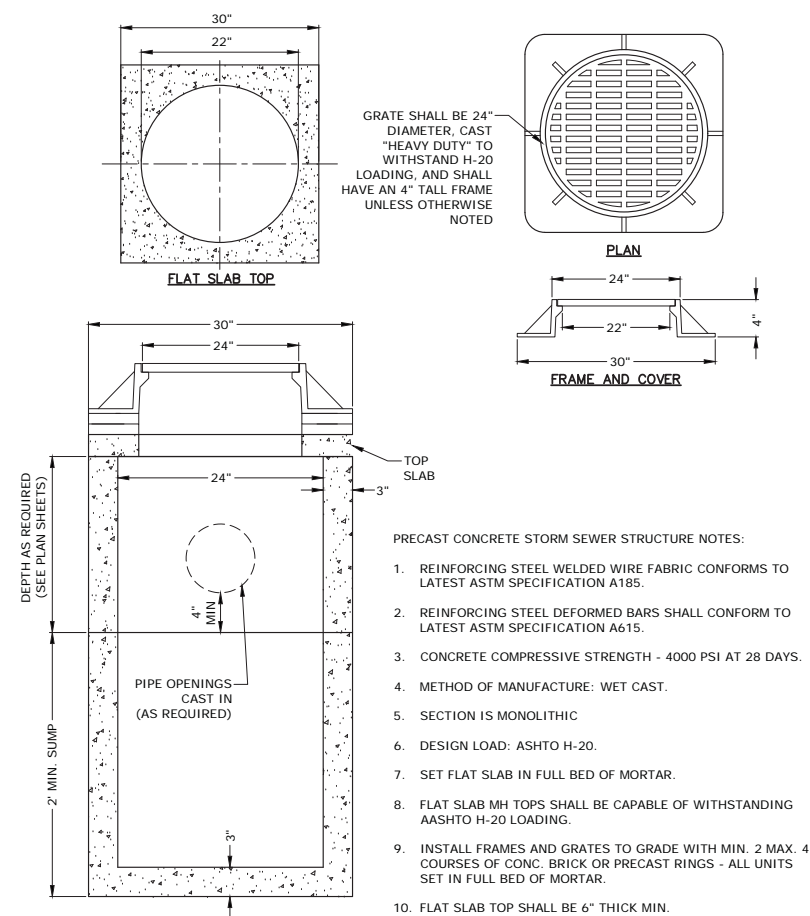
ROOF LEADER CONNECTION
TO COLLECTOR PIPE
NO SCALE



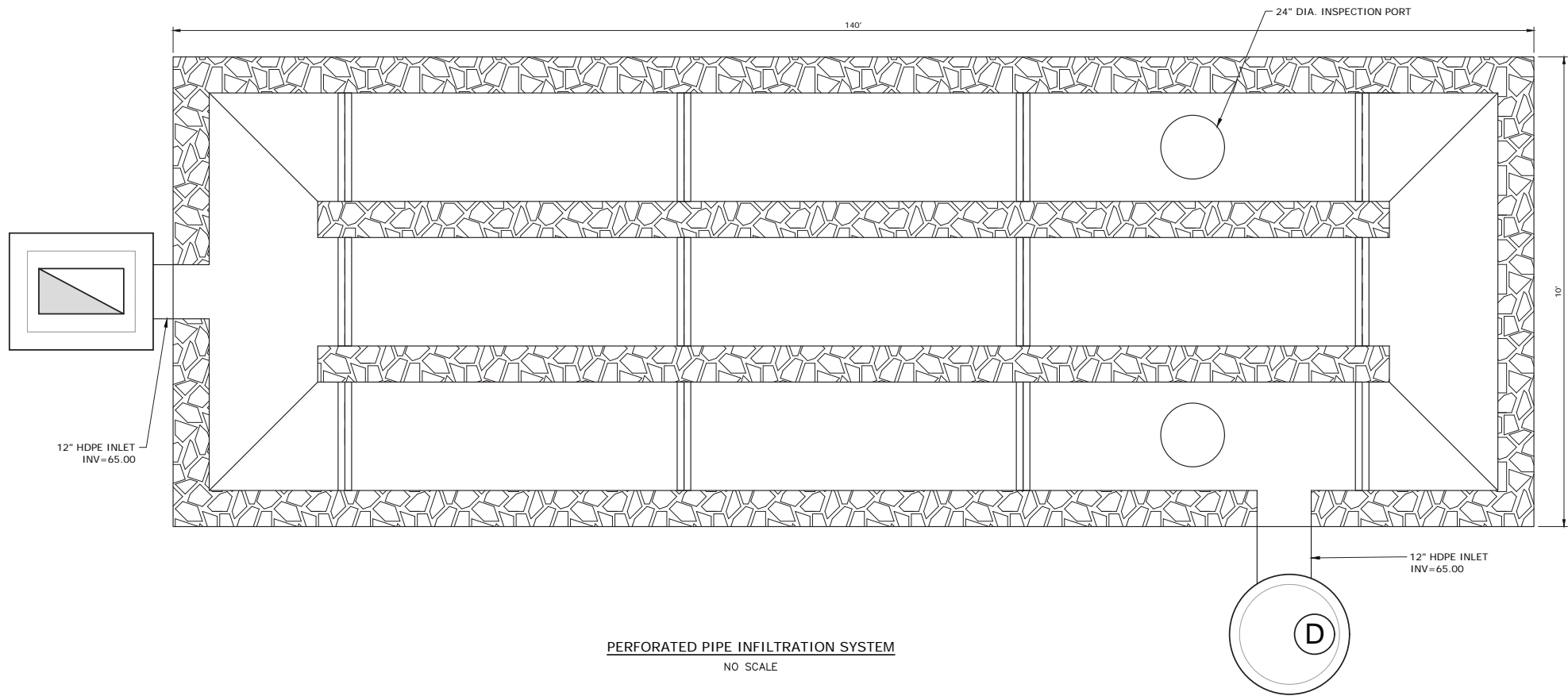
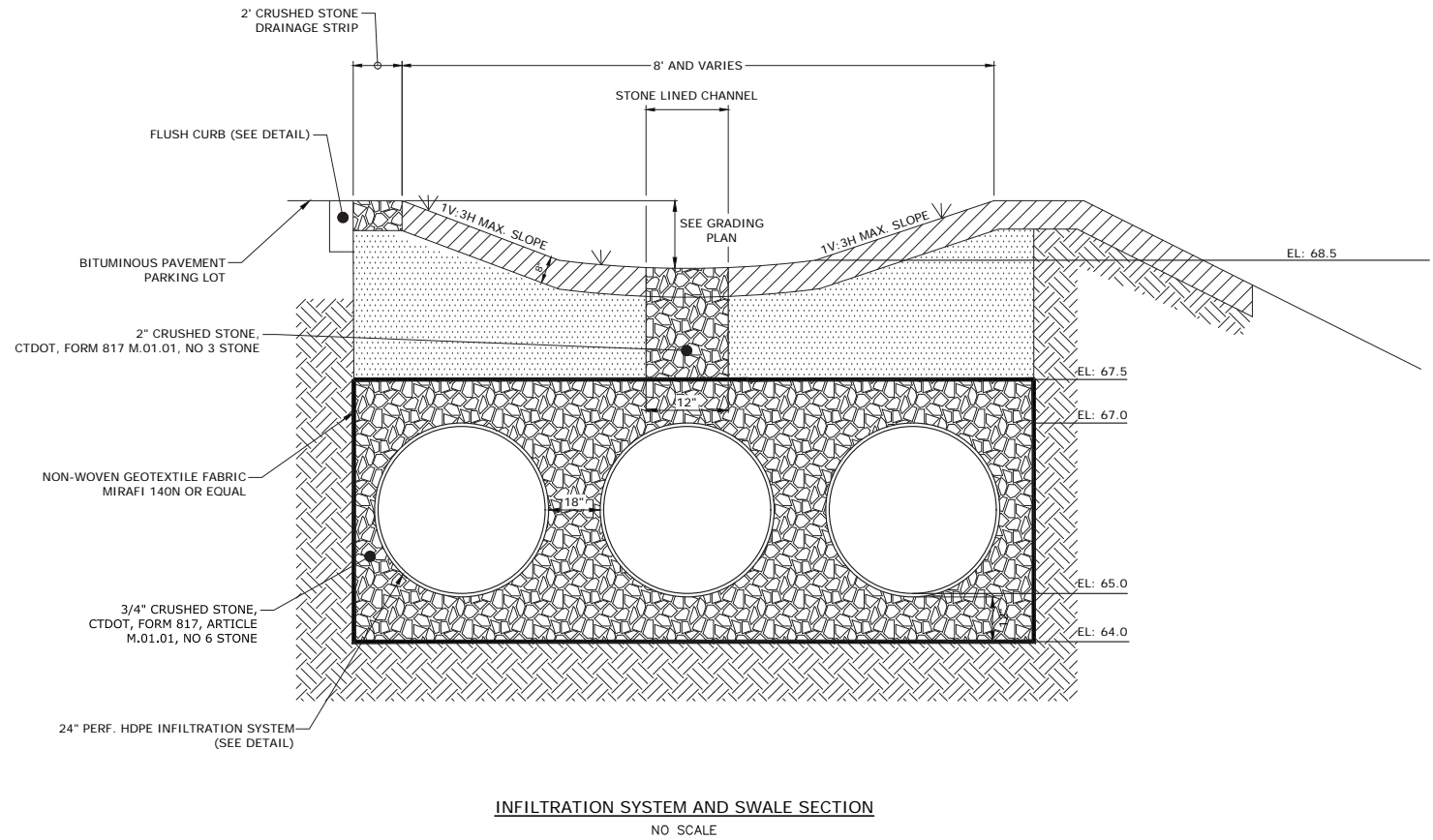
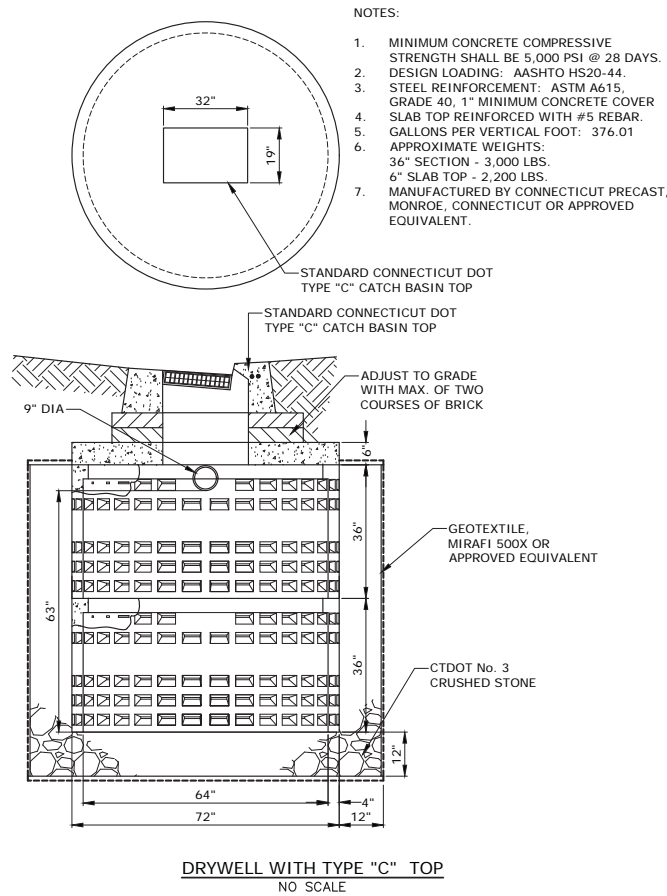
ROOF LEADER DRAIN LINE
NO SCALE



48" DIA. FLAT TOP MANHOLE
NO SCALE



CIRCULAR PVC TRENCH BEDDING
NO SCALE



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26 East Lane

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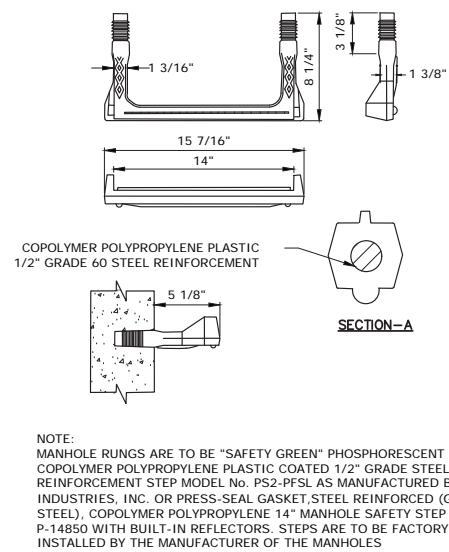
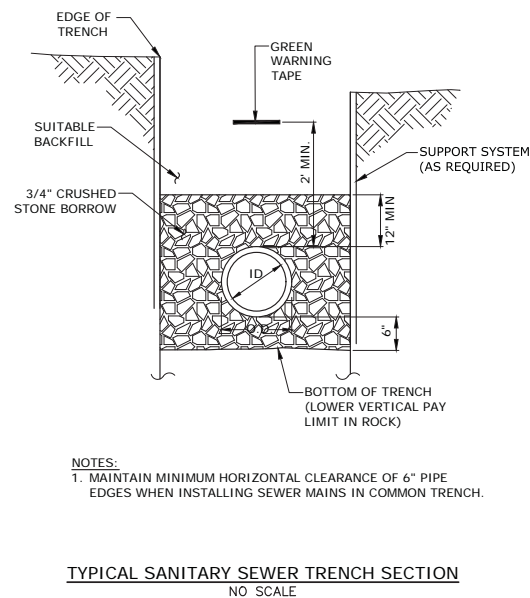
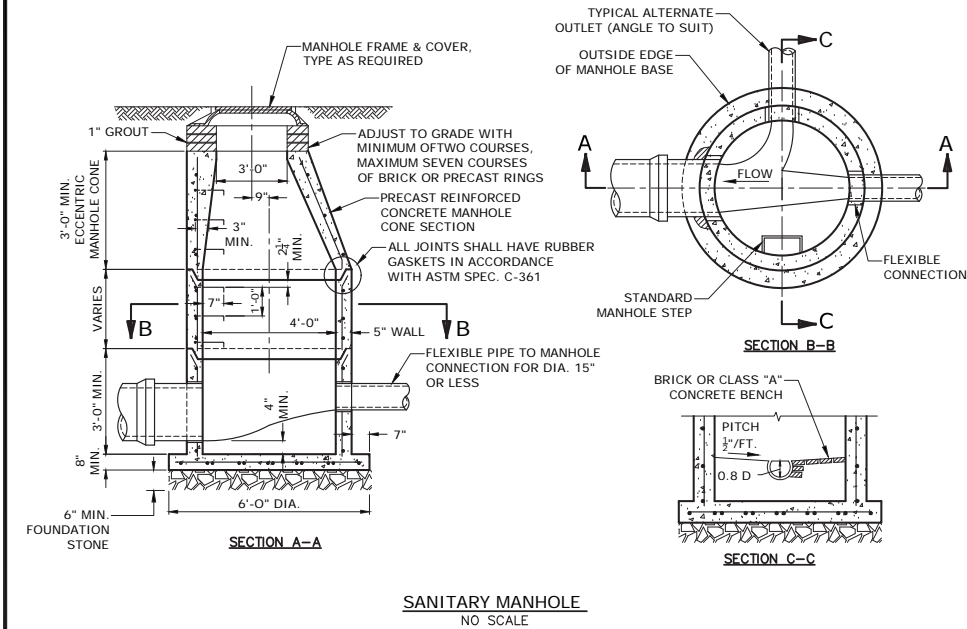
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STORM DETAILS

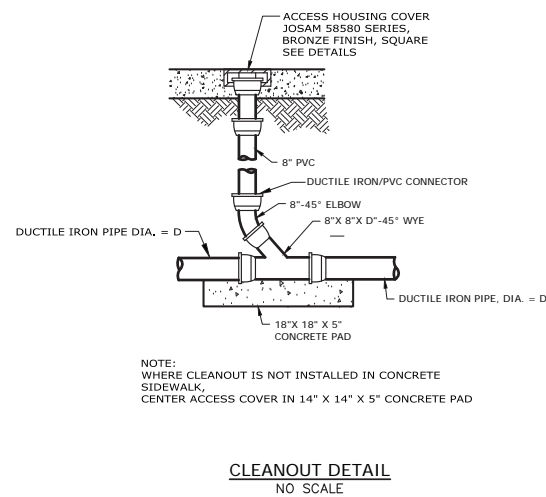
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C5.4

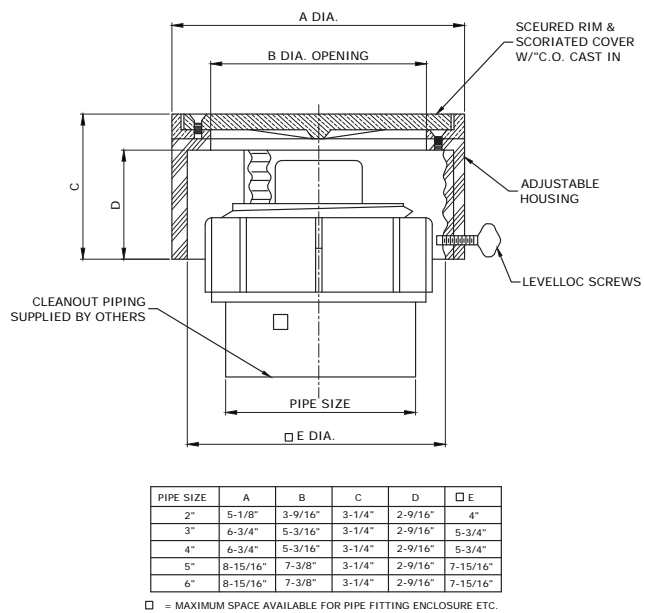
Sanitary Details 5/17/2019
Plotted On May 22, 2018 4:58pm By JCB1
Title & Board: J:\B0509 Baywater\007 - 26 East Lane\Drawings Figures\AutoCAD Sheet\B0509-07-C-600-DET.dwg



NOTE:
MANHOLE RUNGS ARE TO BE "SAFETY GREEN" PHOSPHORESCENT COPOLYMER POLYPROPYLENE PLASTIC COATED 1/2" GRADE STEEL REINFORCEMENT STEP MODEL No. PS2-PFSL AS MANUFACTURED BY M.A. INDUSTRIES, INC. OR PRESS-SEAL GASKET STEEL REINFORCED (GRADE 60 STEEL), COPOLYMER POLYPROPYLENE 14" MANHOLE SAFETY STEP PART # P-14850 WITH BUILT-IN REFLECTORS. STEPS ARE TO BE FACTORY INSTALLED BY THE MANUFACTURER OF THE MANHOLES

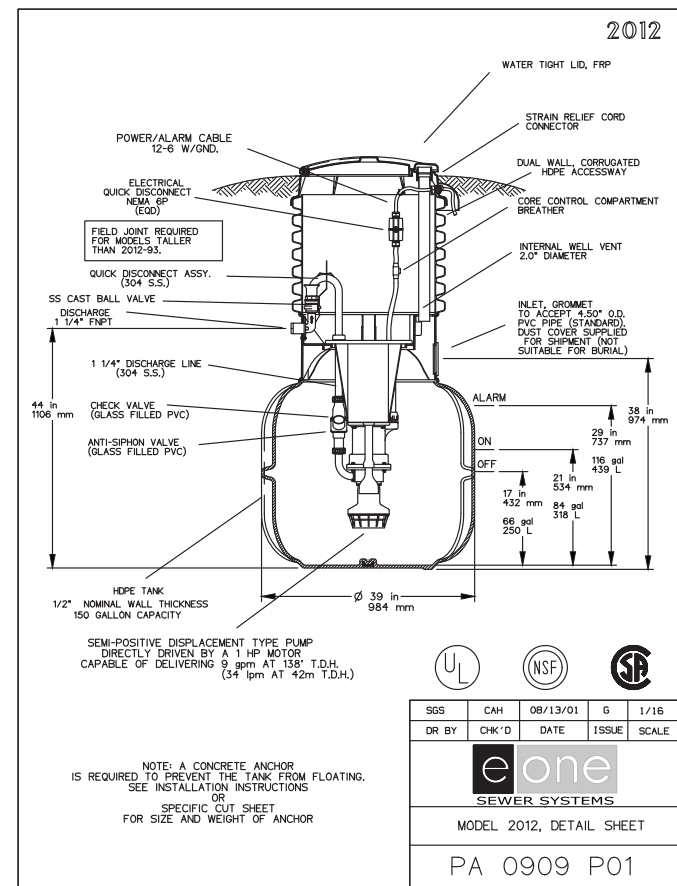


NOTE:
WHERE CLEANOUT IS NOT INSTALLED IN CONCRETE SIDEWALK,
CENTER ACCESS COVER IN 14" X 14" X 5" CONCRETE PAD



PIPE SIZE	A	B	C	D	E
2"	5-1/8"	3-9/16"	3-1/4"	2-9/16"	4"
3"	6-3/4"	5-3/16"	3-1/4"	2-9/16"	5-3/4"
4"	6-3/4"	5-3/16"	3-1/4"	2-9/16"	5-3/4"
5"	8-15/16"	7-3/8"	3-1/4"	2-9/16"	7-15/16"
6"	8-15/16"	7-3/8"	3-1/4"	2-9/16"	7-15/16"

□ = MAXIMUM SPACE AVAILABLE FOR PIPE FITTING ENCLOSURE ETC.



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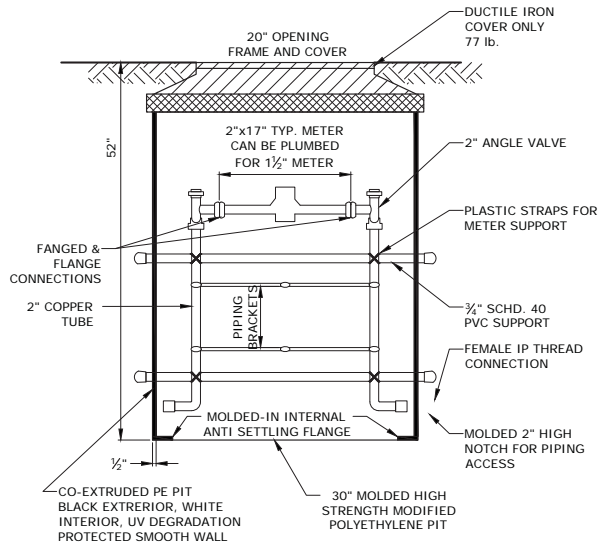
26 East Lane

Darien, CT

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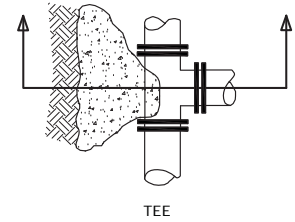
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APPROVED:	JWB	
SANITARY DETAILS		
SCALE:	N.T.S.	

C5.5

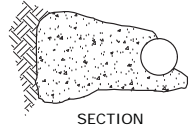


STANDARD 2" METER PIT
NO SCALE

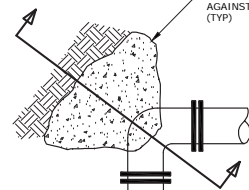
- NOTE:
1. MANUFACTURED BY FORD-ASSOCIATED SUPPLY, MODEL NO. PMBB-788-36-48NL.
 2. VERTICAL CRUSH TO EXCEED 20,000 LBS.
 3. PROVIDE MOLDED-IN INTERNAL ANTI SETTLING FLANGE.



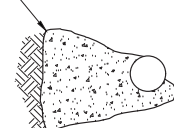
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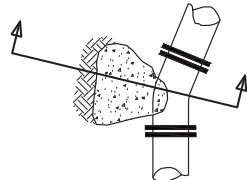
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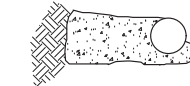
BEND (90°)



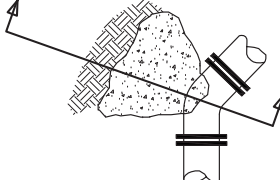
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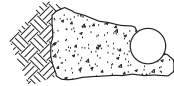
BEND (22°)



SECTION

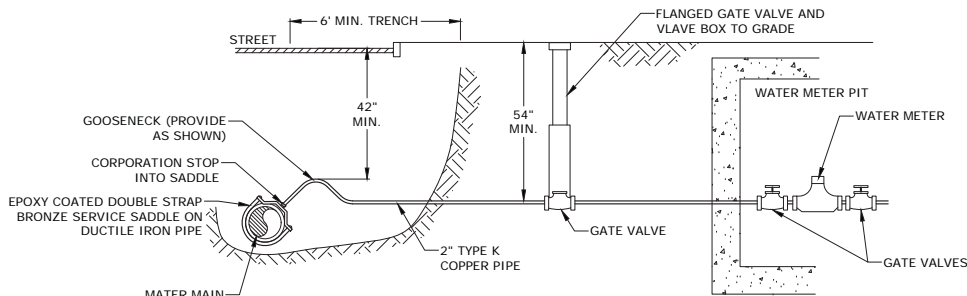


BEND (45°)

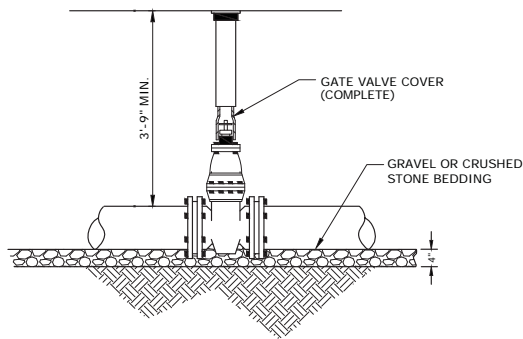


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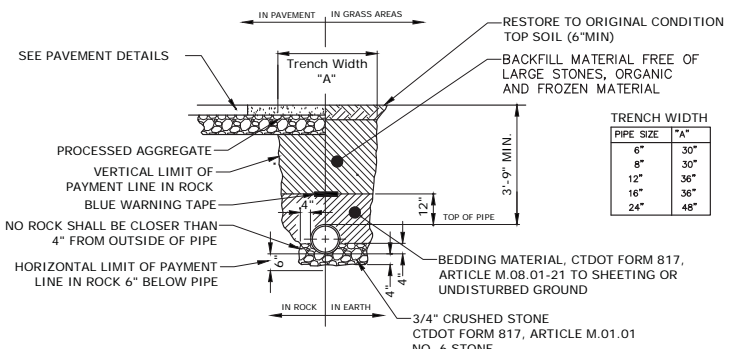
THRUST BLOCK DETAILS
NO SCALE



TYPICAL WATER SERVICE TAP
AND CONNECTION UP TO 2"
NO SCALE



TYPICAL MJ GATE VALVE INSTALLATION
NO SCALE



WATER SERVICE
TYPICAL TRENCH DETAIL
NO SCALE



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26 East Lane

Darien, CT

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WATER SERVICE DETAILS

SCALE: N.T.S.

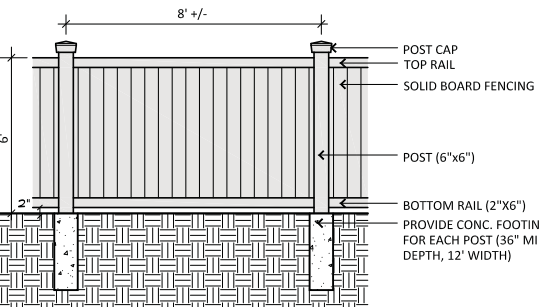
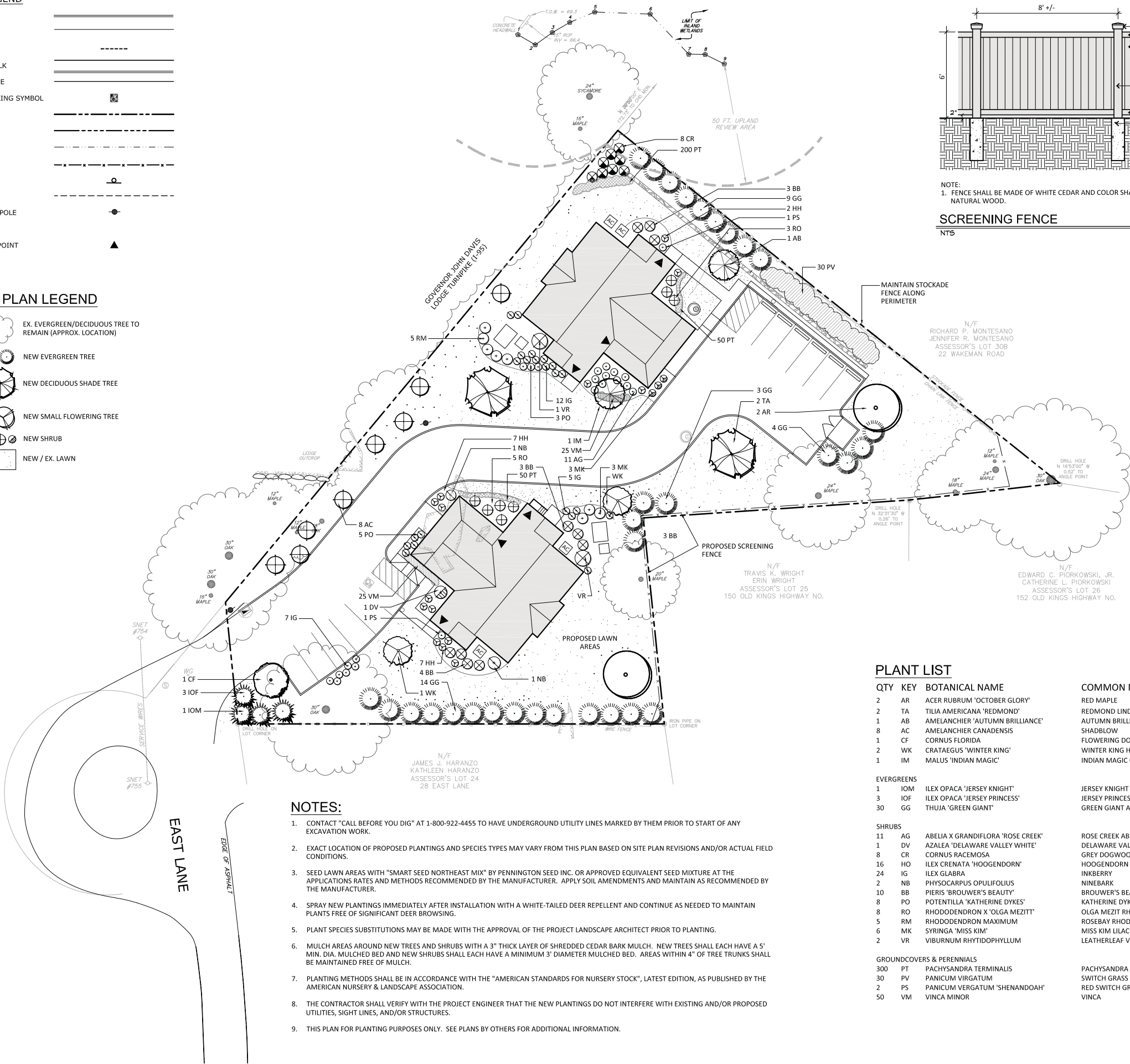
C5.6

SITE PLAN LEGEND

GRANITE CURB	
CONCRETE CURB	
FLUSH CURB	
CONCRETE SIDEWALK	
WHITE PAINTED LINE	
HANDICAPPED PARKING SYMBOL	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
CHAIN LINK FENCE	
SIGN	
SAWCUT LINE	
PROPOSED UTILITY POLE	
REMOVE TREE	
BUILDING EGRESS POINT	

PLANTING PLAN LEGEND

	EX. EVERGREEN/DECIDUOUS TREE TO REMAIN (APPROX. LOCATION)
	NEW EVERGREEN TREE
	NEW DECIDUOUS SHADE TREE
	NEW SMALL FLOWERING TREE
	NEW SHRUB
	NEW / EX. LAWN



NOTE:
1. FENCE SHALL BE MADE OF WHITE CEDAR AND COLOR SHALL BE NATURAL WOOD.

SCREENING FENCE

NTS



NOTES:

- CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 TO HAVE UNDERGROUND UTILITY LINES MARKED BY THEM PRIOR TO START OF ANY EXCAVATION WORK.
- EXACT LOCATION OF PROPOSED PLANTINGS AND SPECIES TYPES MAY VARY FROM THIS PLAN BASED ON SITE PLAN REVISIONS AND/OR ACTUAL FIELD CONDITIONS.
- SEED LAWN AREAS WITH "SMART SEED NORTHEAST MIX" BY PENNINGTON SEED INC. OR APPROVED EQUIVALENT SEED MIXTURE AT THE APPLICATIONS RATES AND METHODS RECOMMENDED BY THE MANUFACTURER. APPLY SOIL AMENDMENTS AND MAINTAIN AS RECOMMENDED BY THE MANUFACTURER.
- SPRAY NEW PLANTINGS IMMEDIATELY AFTER INSTALLATION WITH A WHITE-TAILED DEER REPELLENT AND CONTINUE AS NEEDED TO MAINTAIN PLANTS FREE OF SIGNIFICANT DEER BROWSING.
- PLANT SPECIES SUBSTITUTIONS MAY BE MADE WITH THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- MULCH AREAS AROUND NEW TREES AND SHRUBS WITH A 3" THICK LAYER OF SHREDDED CEDAR BARK MULCH. NEW TREES SHALL EACH HAVE A 5' MIN. DIA. MULCHED BED AND NEW SHRUBS SHALL EACH HAVE A MINIMUM 3' DIAMETER MULCHED BED. AREAS WITHIN 4" OF TREE TRUNKS SHALL BE MAINTAINED FREE OF MULCH.
- PLANTING METHODS SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER THAT THE NEW PLANTINGS DO NOT INTERFERE WITH EXISTING AND/OR PROPOSED UTILITIES, SIGHT LINES, AND/OR STRUCTURES.
- THIS PLAN FOR PLANTING PURPOSES ONLY. SEE PLANS BY OTHERS FOR ADDITIONAL INFORMATION.

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
2	AR	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2-2 1/2" CAL.	B&B	FULL
2	TA	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	2-2 1/2" CAL.	B&B	FULL
1	AB	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SHAD	6-7' HT.	B&B	
8	AC	AMELANCHIER CANADENSIS	SHADBLOW	5-6' ht.	B&B	MULTISTEM
1	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	6-7' HT.	B&B	WHITE
2	WK	CRATAEGUS 'WINTER KING'	WINTER KING HAWTHORN	2-2 1/2" CAL.	B&B	FULL
1	IM	MALUS 'INDIAN MAGIC'	INDIAN MAGIC CRABAPPLE	2-2 1/2" CAL.	B&B	
EVERGREENS						
1	IOM	ILEX OPACA 'JERSEY KNIGHT'	JERSEY KNIGHT HOLLY	5-6' HT.	B&B	MALE
3	IOF	ILEX OPACA 'JERSEY PRINCESS'	JERSEY PRINCESS HOLLY	5-6' HT.	B&B	FEMALE
30	GG	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6-7' HT.	B&B	
SHRUBS						
11	AG	ABELIA X GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	18-24" HT.	CONT.	
1	DV	AZALEA 'DELAWARE VALLEY WHITE'	DELAWARE VALLEY WHITE AZALEA	2-3' HT.	CONT.	
8	CR	CORNUS RACEMOSA	GREY DOGWOOD	2-3' HT.	CONT.	
16	HO	ILEX CRENATA 'HOOGENDORN'	HOOGENDORN HOLLY	2-3' HT.	CONT.	
24	IG	ILEX GLABRA	INKBERRY	2-3' HT.	CONT.	
2	NB	PHYSOCARPUS OPULIFOLIUS	NINEBARK	3-4' HT.	B&B	
10	BB	PIERIS 'BROUWER'S BEAUTY'	BROUWER'S BEAUTY PIERIS	2-3' HT.	CONT.	
8	PO	POTENTILLA 'KATHERINE DYKES'	KATHERINE DYKES CINQUEFOIL	2-3' HT.	CONT.	
8	RO	RHODODENDRON X 'OLGA MEZITT'	OLGA MEZIT RHODENDRON	3-4' HT.	CONT. / B&B	
5	RM	RHODODENDRON MAXIMUM	ROSEBAY RHODODENDRON	3-4' HT.	B&B	
6	MY	SYRINGA 'MISS KIM'	MISS KIM LILAC	3-4' HT.	CONT.	
2	VR	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3-4' HT.	B&B	
GROUNDCOVERS & PERENNIALS						
300	PT	PACHYSANDRA TERMINALIS	PACHYSANDRA		BR	
30	PV	PANICUM VIRGATUM	SWITCH GRASS	1 GAL.	CONT.	
2	PS	PANICUM VERGATUM 'SHENANDOAH'	RED SWITCH GRASS	1 GAL.	CONT.	
50	VM	VINCA MINOR	VINCA		QT.	



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DATE:	MAY 25, 2018
FILE:	ELS# 1849
DRAWN BY:	KET
CHECKED:	MJP
APPROVED:	KET

LANDSCAPE PLAN

SCALE: 1" = 20'

LP-1

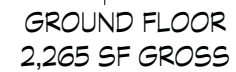
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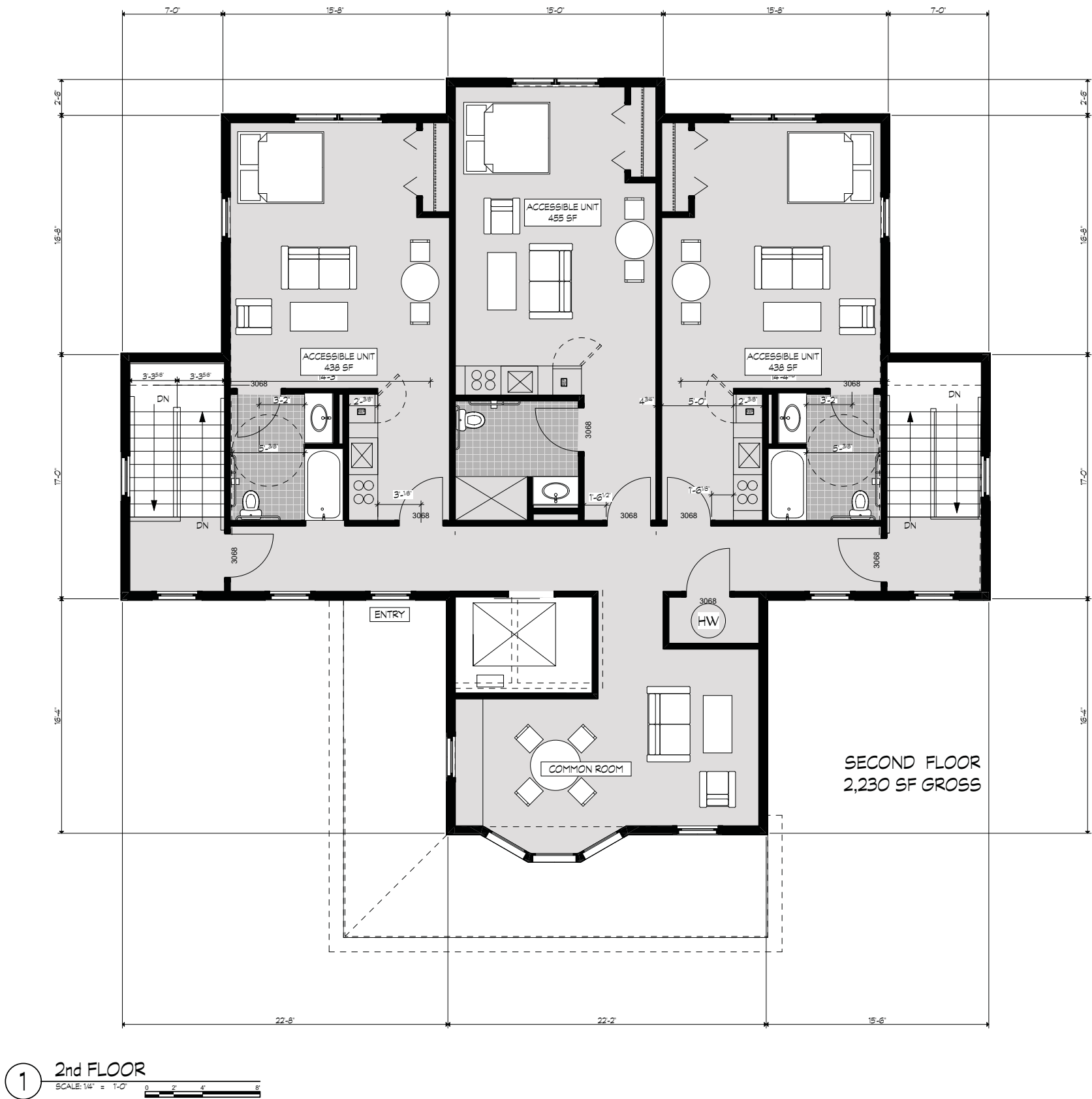
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DATE:		5-25-18
FILE:		
DRAWN BY:		
CHECKED:		
APPROVED:		

A-1



1 1st FLOOR
SCALE: 1/4" = 1'-0"

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APPROVED:		

SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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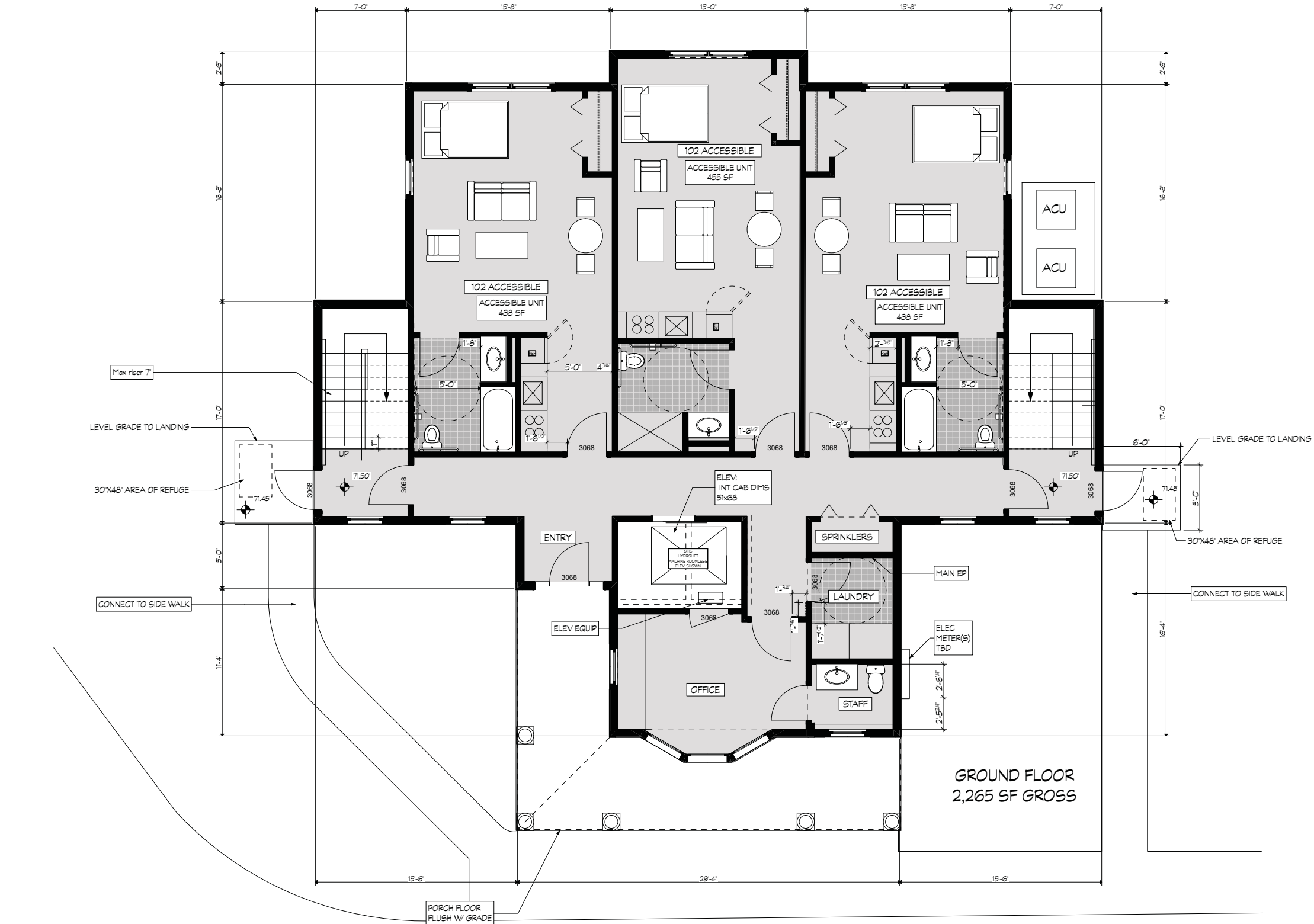
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APPROVED:		

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1 1st FLOOR
SCALE: 1/4" = 1'-0"

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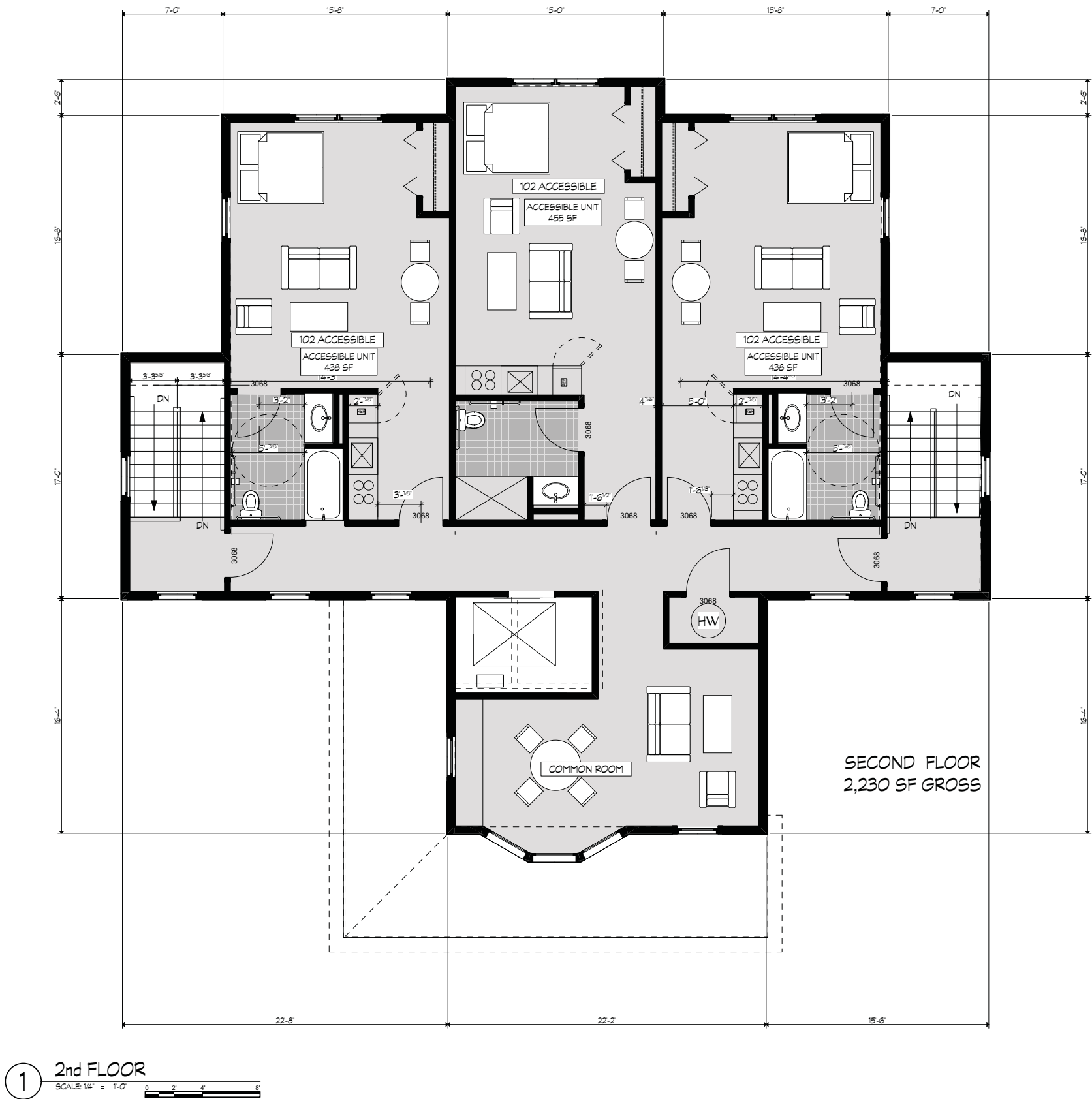
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MARK	DATE	DESCRIPTION
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SCALE: 1/4" = 1'-0"

B-1

N:\Volumes\Shared\Current Jobs DC\Glenrose East Line 1516\Drawing Files\ArchCAD Model\26 East Lane Buildings A.pht 15:38 PM



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26 East Lane

Darien, CT

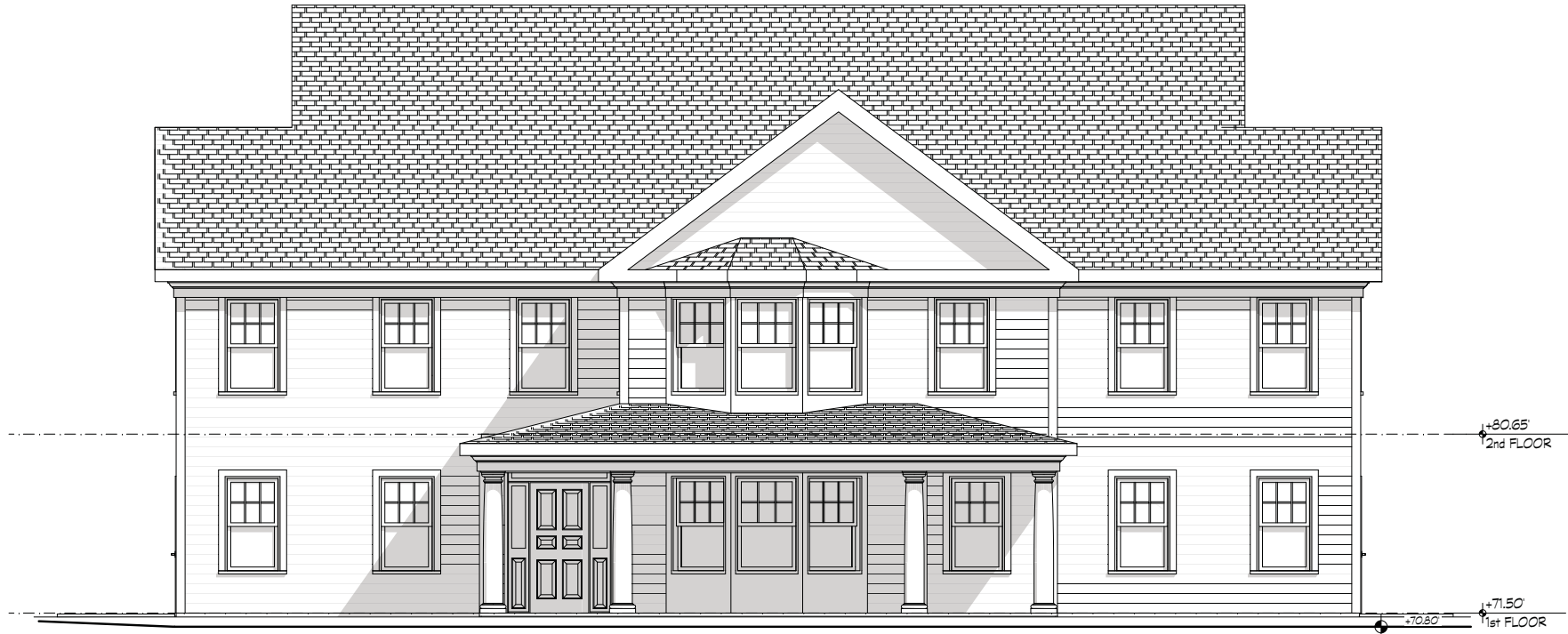
VERIFY SCALE
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SCALE: 1/4" = 1'-0"

B-2

/Volumes/Shared/Current Jobs DC/Genovese East Lane 1516/Drawing files/ArchCAD Model/26 East Lane BUILDINGS A.pht 15:27 PM



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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SCALE: 1/4" = 1'-0"

B-3



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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APPROVED: 5-25-18

SCALE: 1/4" = 1'-0"

B-4